

# Landmarks Presentation

March 13, 2018

**520 & 550 Clinton Avenue**  
Brooklyn, NY



Morris Adjmi Architects  
[www.ma.com](http://www.ma.com)

LI·SALTZMAN ARCHITECTS, PC  
ARCHITECTURE AND PRESERVATION

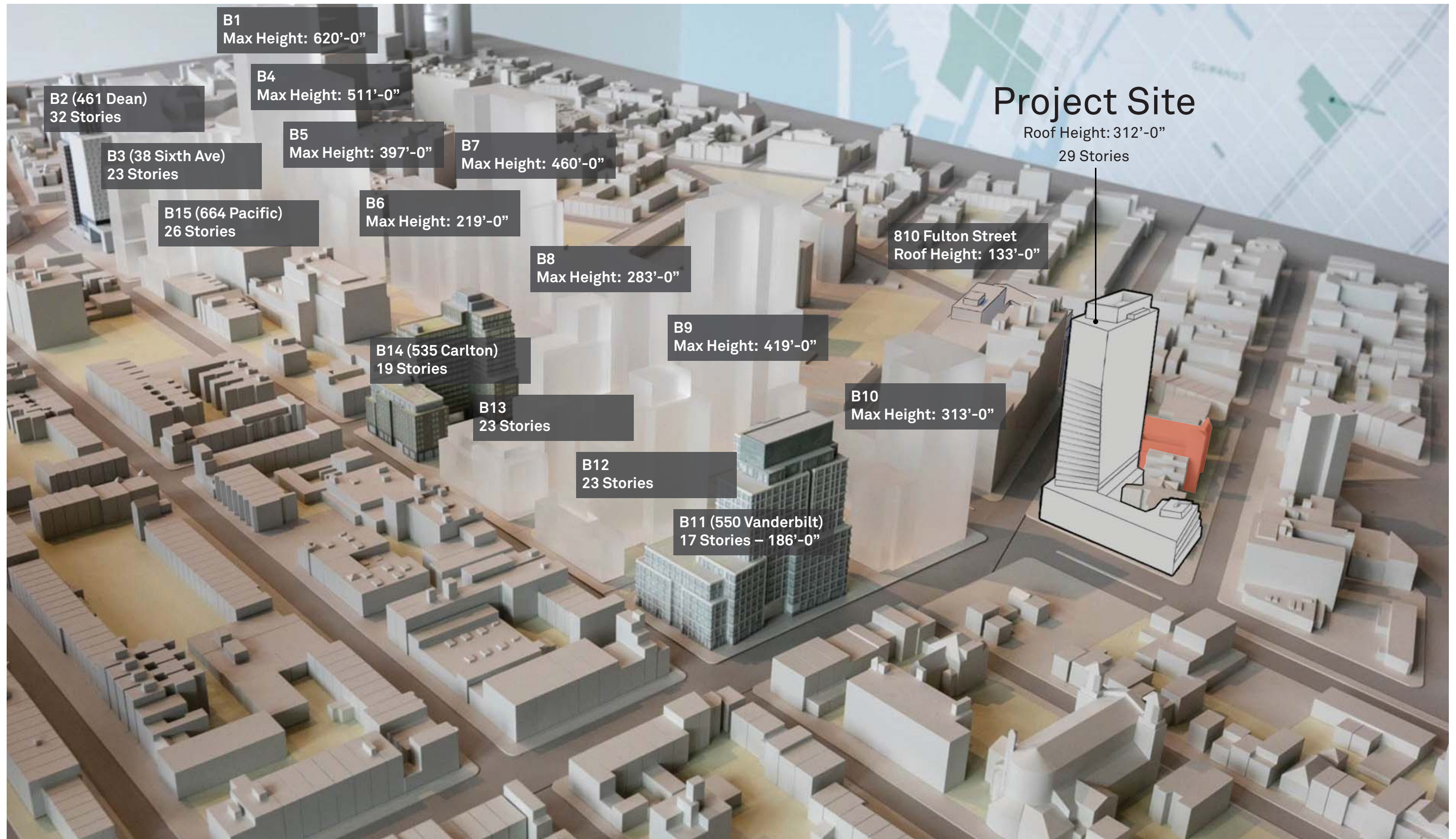


HOPESTREET













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HOPE STREET

## Church of St. Luke & St. Matthew – Bird's Eye View

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Constructed 1888-1891; John Welch, Architect / Damaged by fire 1914



1927 photo showing post-fire reconstruction; Dodge & Morrison, Architects





## Atlantic Avenue & Vanderbilt Avenue – 1927

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## Church of St. Luke & St. Matthew (2017) – Clinton Avenue

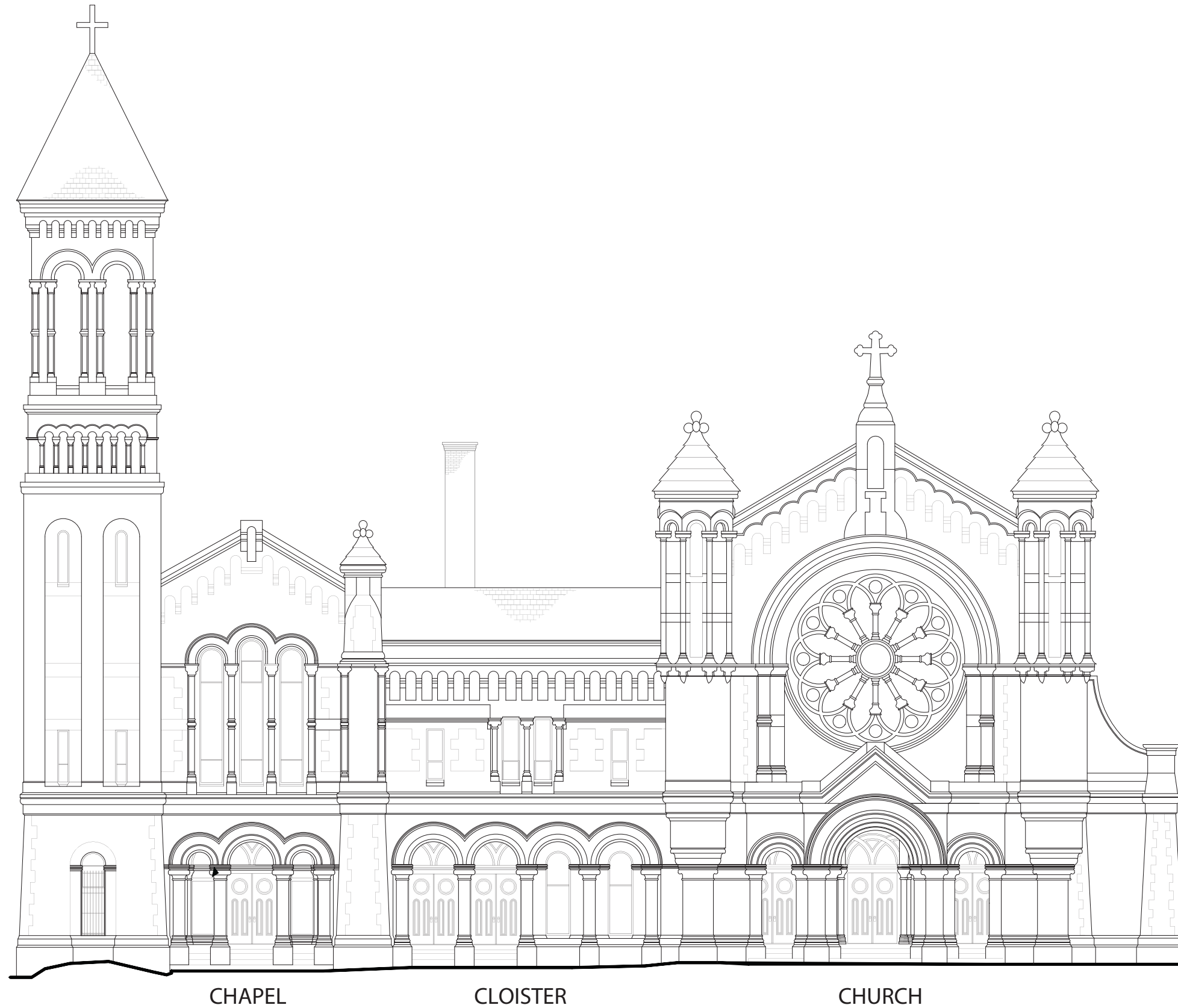
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BELFRY



CHAPEL

CLOISTER

CHURCH



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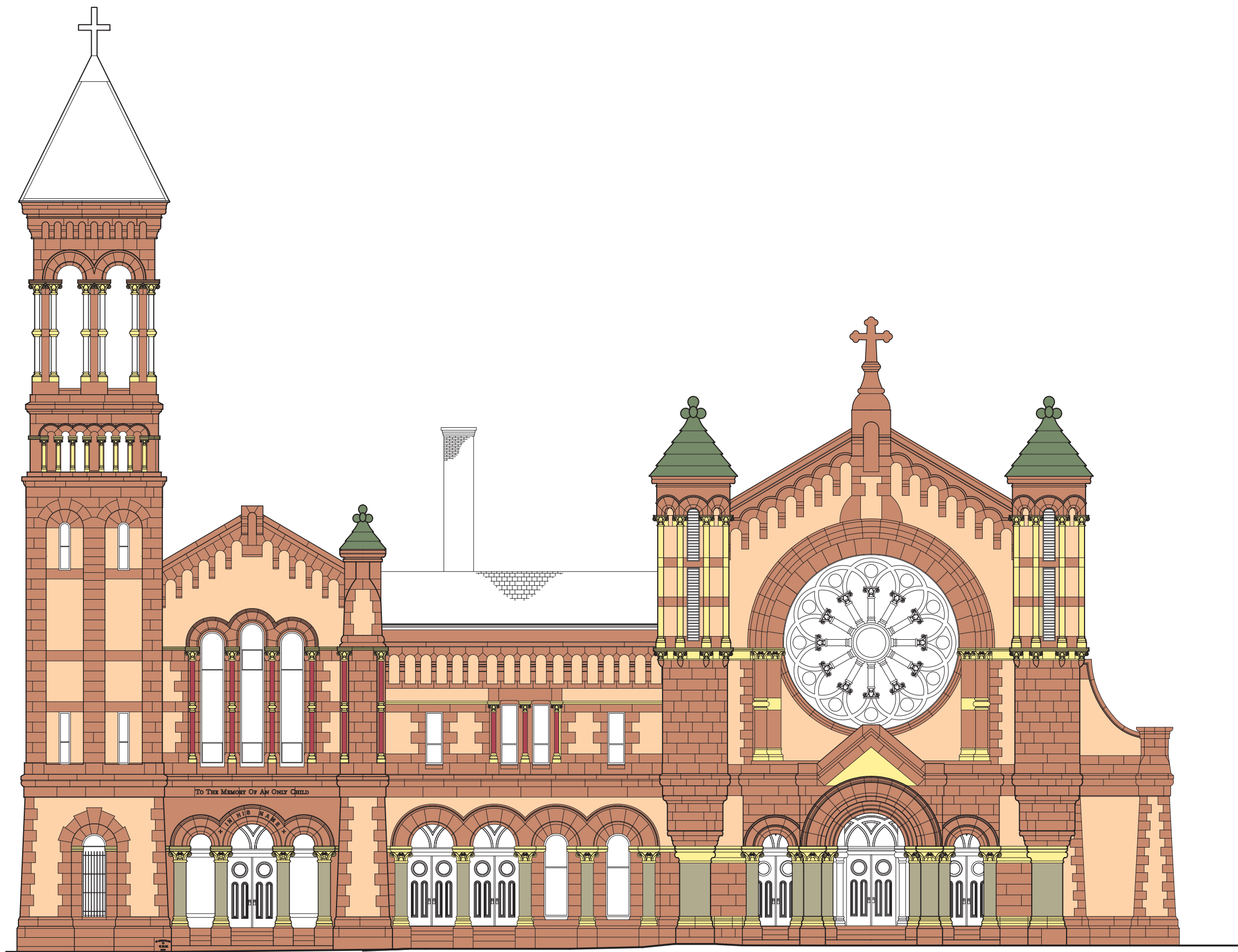


HOPESTREET

## Front Elevation – Clinton Avenue

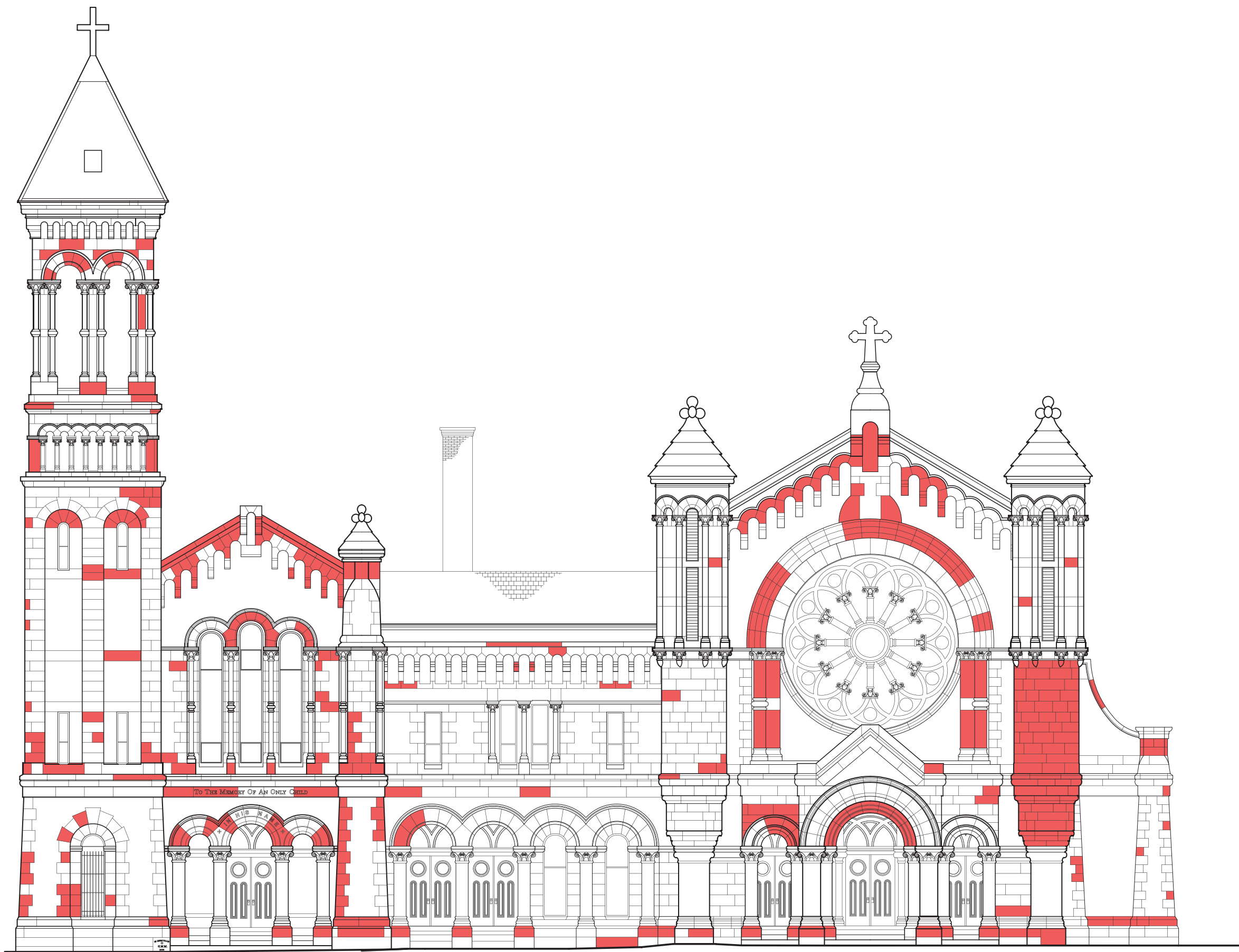
520 & 550 Clinton Avenue, Brooklyn / Landmarks Presentation / March 13, 2018





KEY FOR CLEANING	
<span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span>	BROWNSTONE
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	SANDSTONE
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	DECORATIVE SANDSTONE
<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>	GRANITE
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span>	COPPER
<span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span>	CAST STONE









#### COMPOSITE PATCHING:

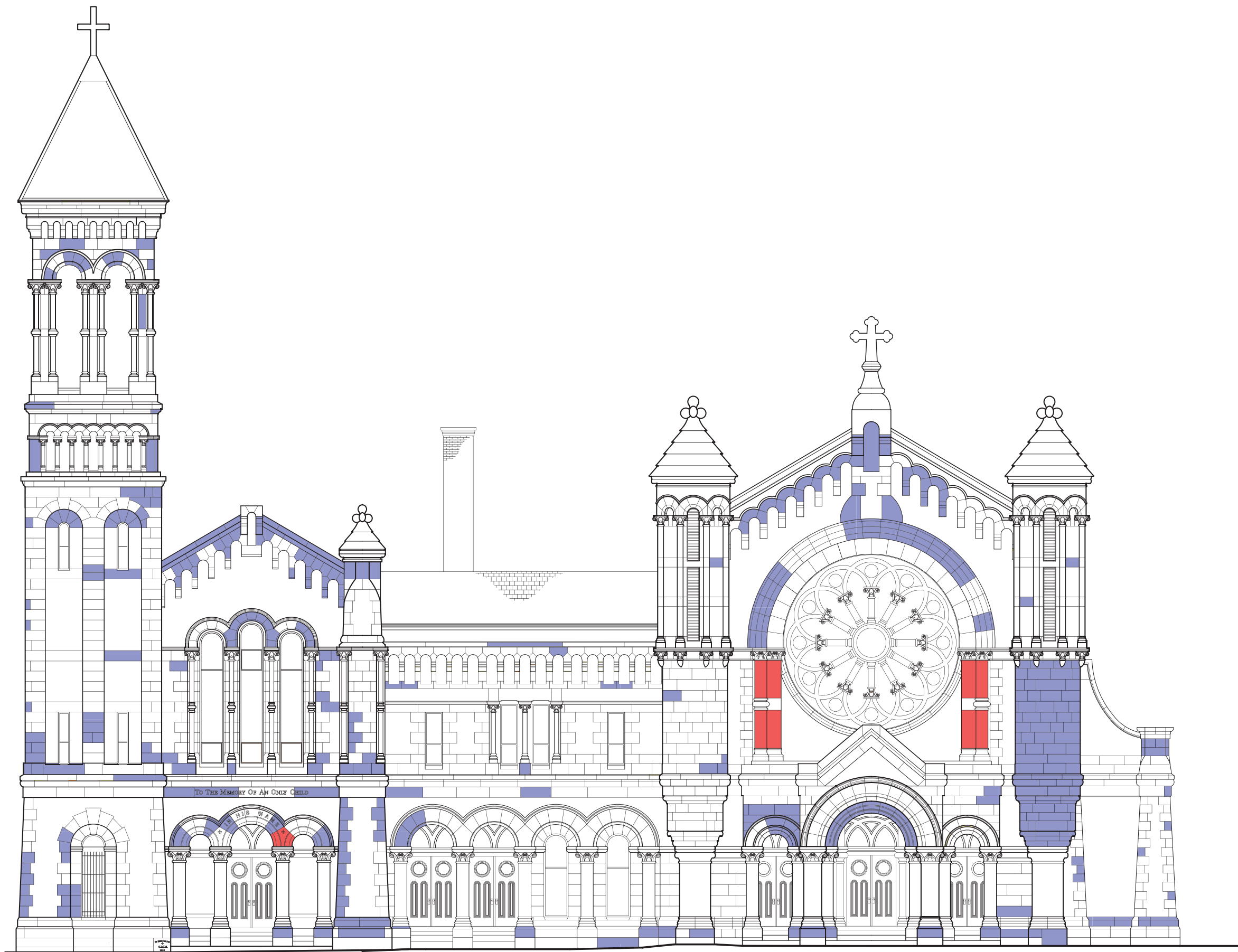
1. WHEN SCAFFOLDING IS IN PLACE, THE CONTRACTOR IS TO PROVIDE A HANDS-ON SOUNDING OF ALL MASONRY AND REPORT FINDINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER.

2. REPLACE AREAS OF MATERIAL LOSS WITH NEW COMPOSITE PATCHING TO MATCH THE ORIGINAL IN APPEARANCE, PROFILE, AND TOOLING.

#### KEY

■ COMPOSITE PATCHING





#### BROWNSTONE RETOOLING:

1. WHEN SCAFFOLDING IS IN PLACE, THE CONTRACTOR IS TO PROVIDE A HANDS-ON SOUNDING OF ALL MASONRY AND REPORT FINDINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER.
2. REMOVE PREVIOUS NON-MATCHING PATCHES AND DETERIORATED BROWNSTONE BACK TO SOUND STONE AND RETOOL ORIGINAL STONE.
3. IF RETOOLING CREATES A SHELF CONDITION THAT WOULD NOT SHED WATER, PROVIDE DUTCHMAN OR COMPOSITE PATCH TO ENSURE THE SHEDDING OF WATER. NO COMPOSITE PATCH SHALL BE GREATER THAN 1-1/2" IN DEPTH.

#### KEY

- COMPOSITE PATCHING
- RETOOLING





#### DUTCHMAN REPAIR:

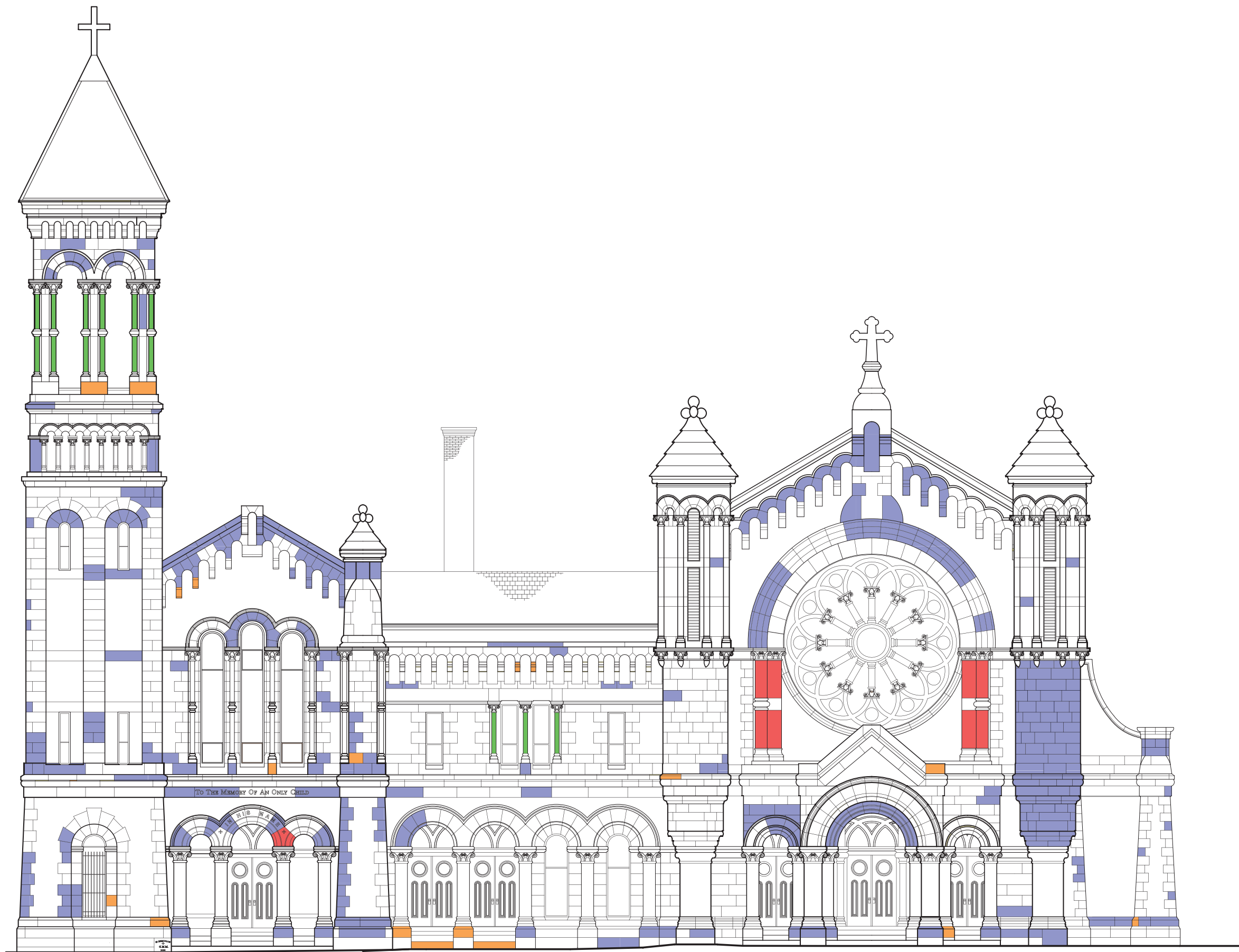
1. WHEN SCAFFOLDING IS IN PLACE, THE CONTRACTOR IS TO PROVIDE A HANDS-ON SOUNDING OF ALL MASONRY AND REPORT FINDINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER.

2. REMOVE DETERIORATED AREA OF EXISTING BROWNSTONE UNIT BACK TO STABLE STONE AND REPAIR WITH DUTCHMAN TO MATCH ORIGINAL BROWNSTONE IN APPEARANCE, PROFILE, AND TOOLING

#### KEY

- COMPOSITE PATCHING
- RETOOLING
- DUTCHMAN REPAIR





#### REPLACEMENT IN CAST STONE:

1. WHEN SCAFFOLDING IS IN PLACE, THE CONTRACTOR IS TO PROVIDE A HANDS-ON SOUNDING OF ALL MASONRY AND REPORT FINDINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER.

2. REPLACE SEVERELY DETERIORATED BROWNSTONE COLONETTE SHAFTS WITH NEW CAST STONE UNITS TO MATCH ORIGINAL IN APPEARANCE, PROFILE, AND TOOLING

#### KEY

- COMPOSITE PATCHING
- RETOOLING
- DUTCHMAN REPAIR
- REPLACEMENT IN CAST STONE





#### KEY

- BROWNSTONE TREATMENTS GENERAL
- BROWNSTONE REPOINTING
- ↑ REMOVE, REINSTALL, AND REPLACE ENTRY TILES
- COPPER GUTTER & CROSS REPLACEMENT
- SANDSTONE COATING REMOVAL / REPAIR / REPOINTING
- GRANITE AND SANDSTONE PATCH REPAIR
- SHEET METAL WINDOW AND WOOD LOUVER SCRAPE & PAINT
- STAINED GLASS WINDOW REPAIR & NEW PROTECTIVE GLAZING
- BRICK CHIMNEY & COPING STONE REPAIR
- SLATE REPLACEMENT



### Previous Massing

- 29 Stories
- 52'-0" Base Height
- 312' Tower Height

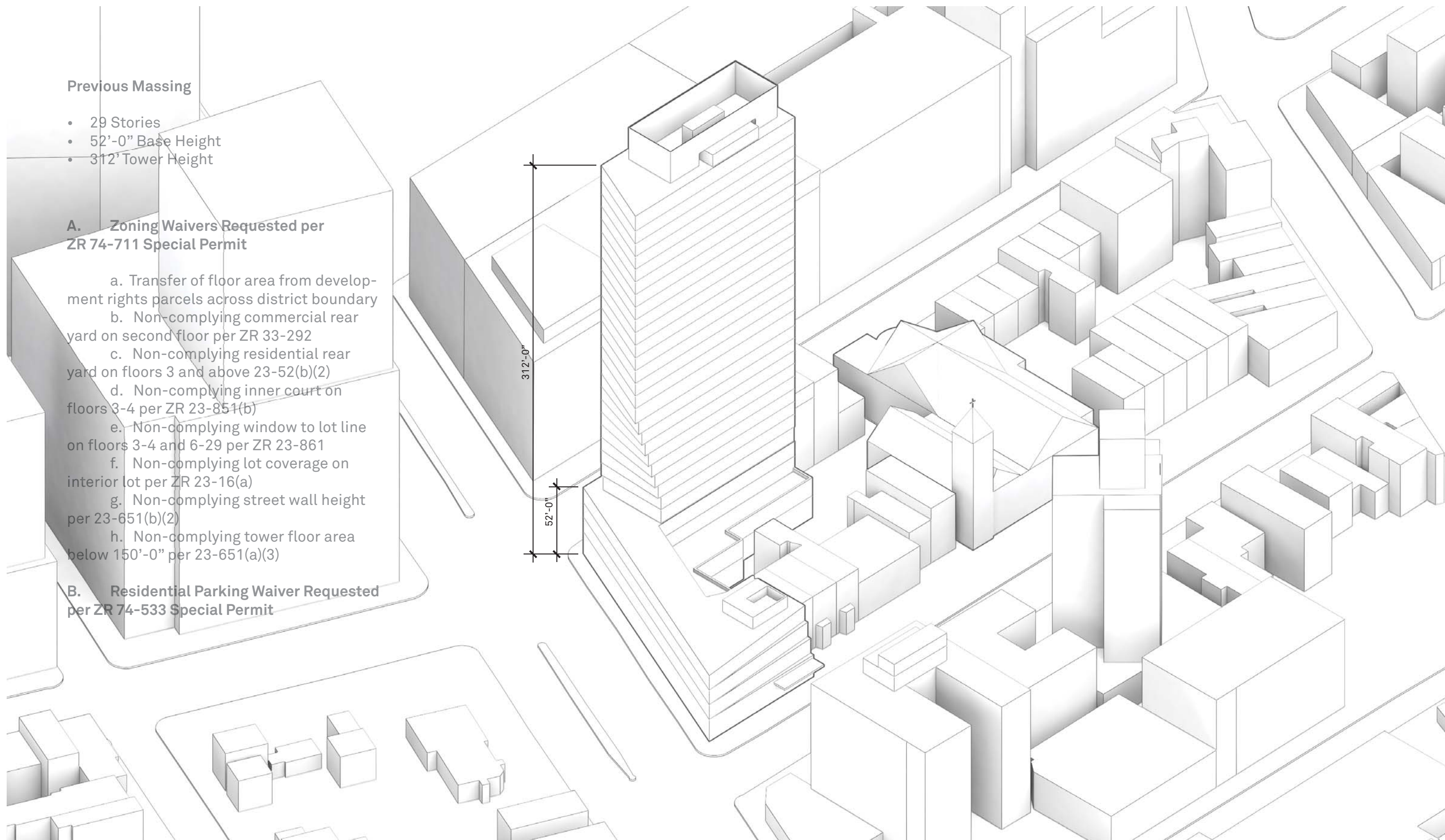
#### A. Zoning Waivers Requested per ZR 74-711 Special Permit

- Transfer of floor area from development rights parcels across district boundary
- Non-complying commercial rear yard on second floor per ZR 33-292
- Non-complying residential rear yard on floors 3 and above 23-52(b)(2)
- Non-complying inner court on floors 3-4 per ZR 23-851(b)
- Non-complying window to lot line on floors 3-4 and 6-29 per ZR 23-861
- Non-complying lot coverage on interior lot per ZR 23-16(a)
- Non-complying street wall height per 23-651(b)(2)
- Non-complying tower floor area below 150'-0" per 23-651(a)(3)

#### B. Residential Parking Waiver Requested per ZR 74-533 Special Permit

312'-0"

52'-0"





### Current Massing

- 29 Stories
- 52'-0" Base Height
- 312' Tower Height

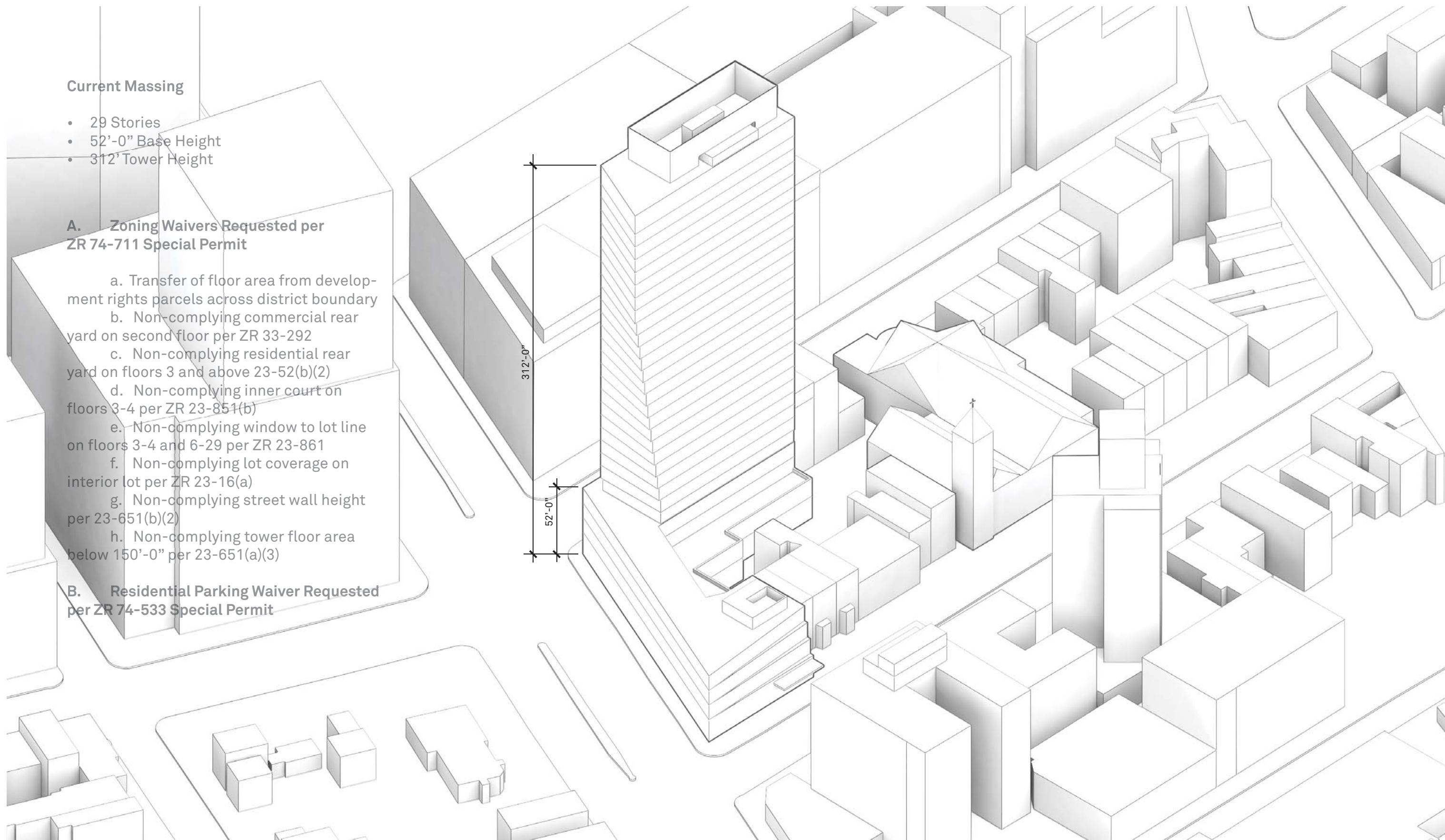
#### A. Zoning Waivers Requested per ZR 74-711 Special Permit

- Transfer of floor area from development rights parcels across district boundary
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- Non-complying street wall height per 23-651(b)(2)
- Non-complying tower floor area below 150'-0" per 23-651(a)(3)

#### B. Residential Parking Waiver Requested per ZR 74-533 Special Permit

312'-0"

52'-0"































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HOPE STREET

## View Looking West on Atlantic | Building 10

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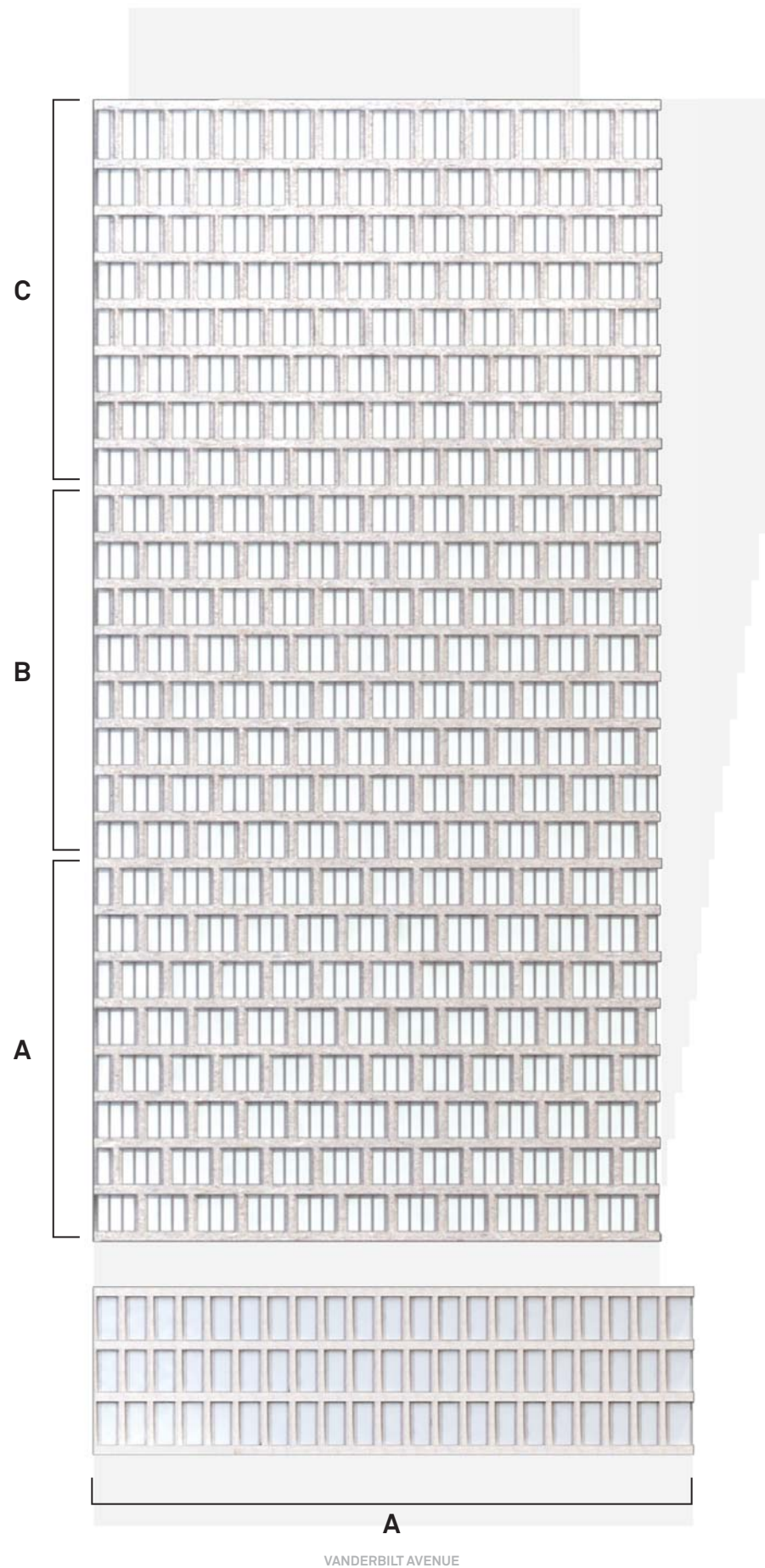




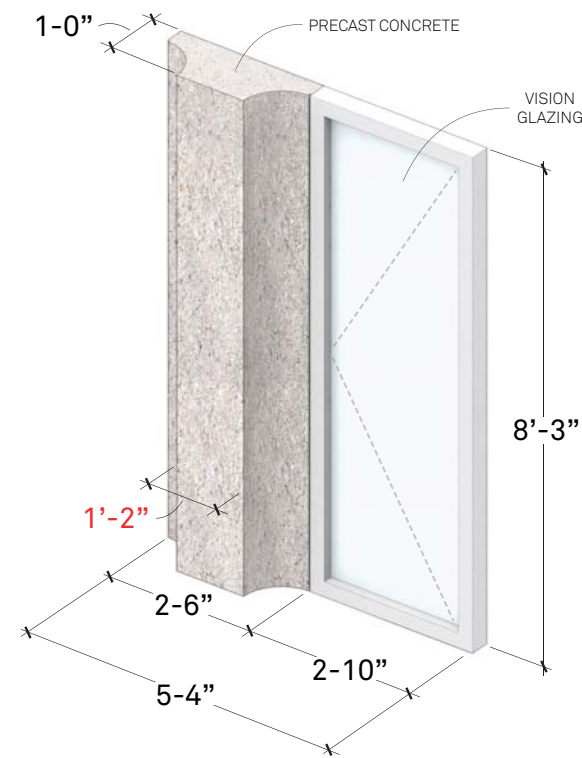




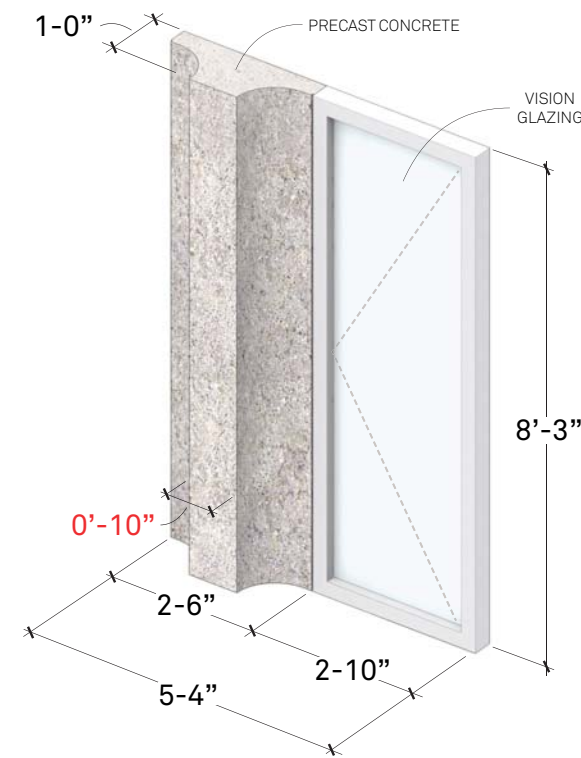




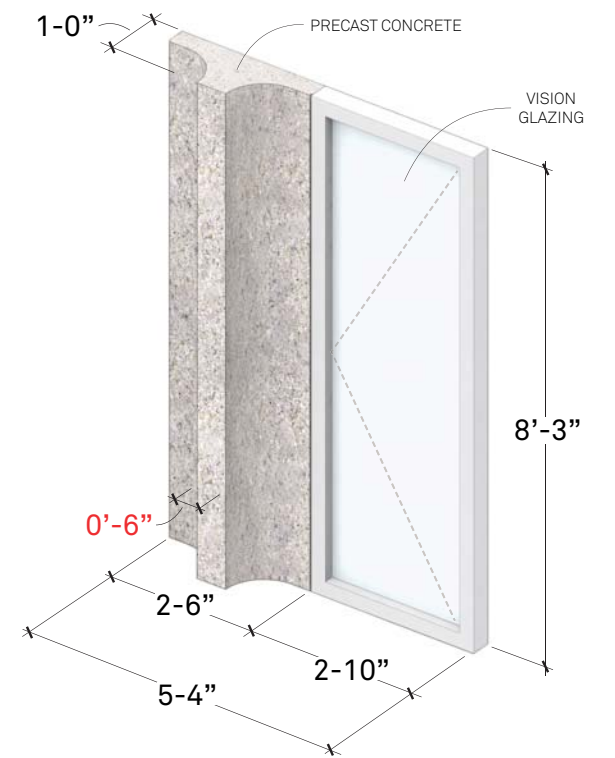
VANDERBILT AVENUE



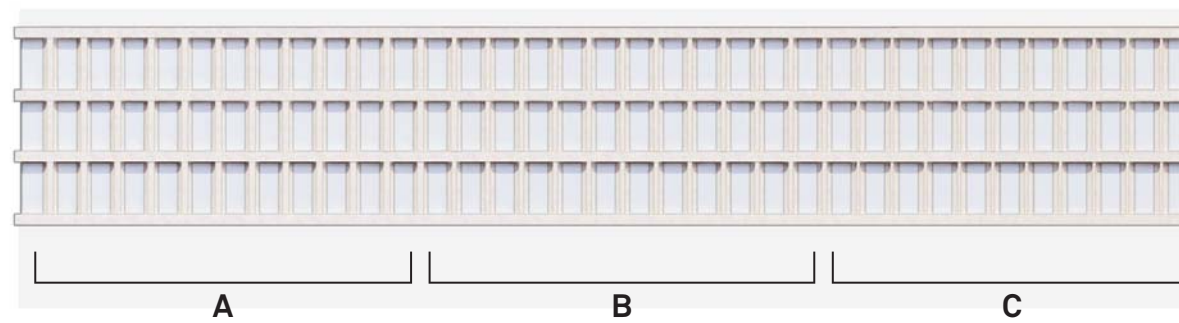
A



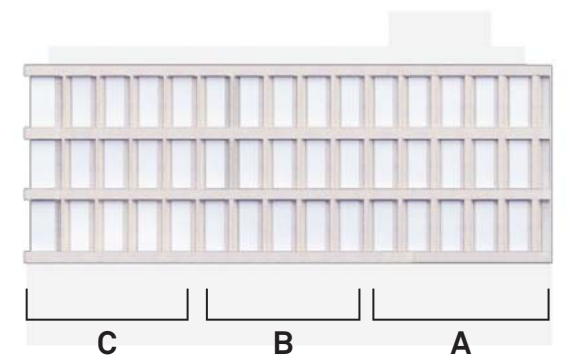
B



C

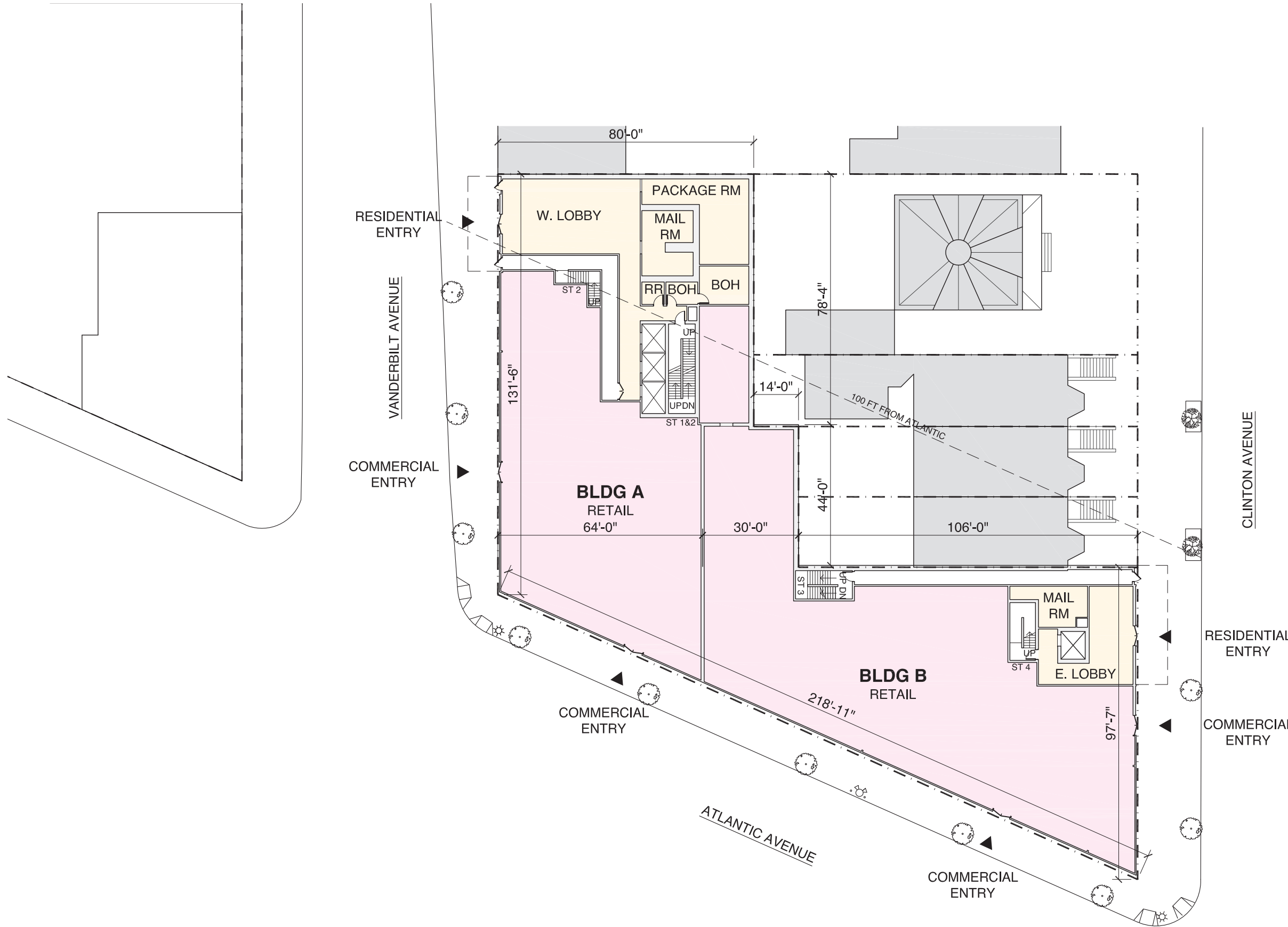


ATLANTIC AVENUE



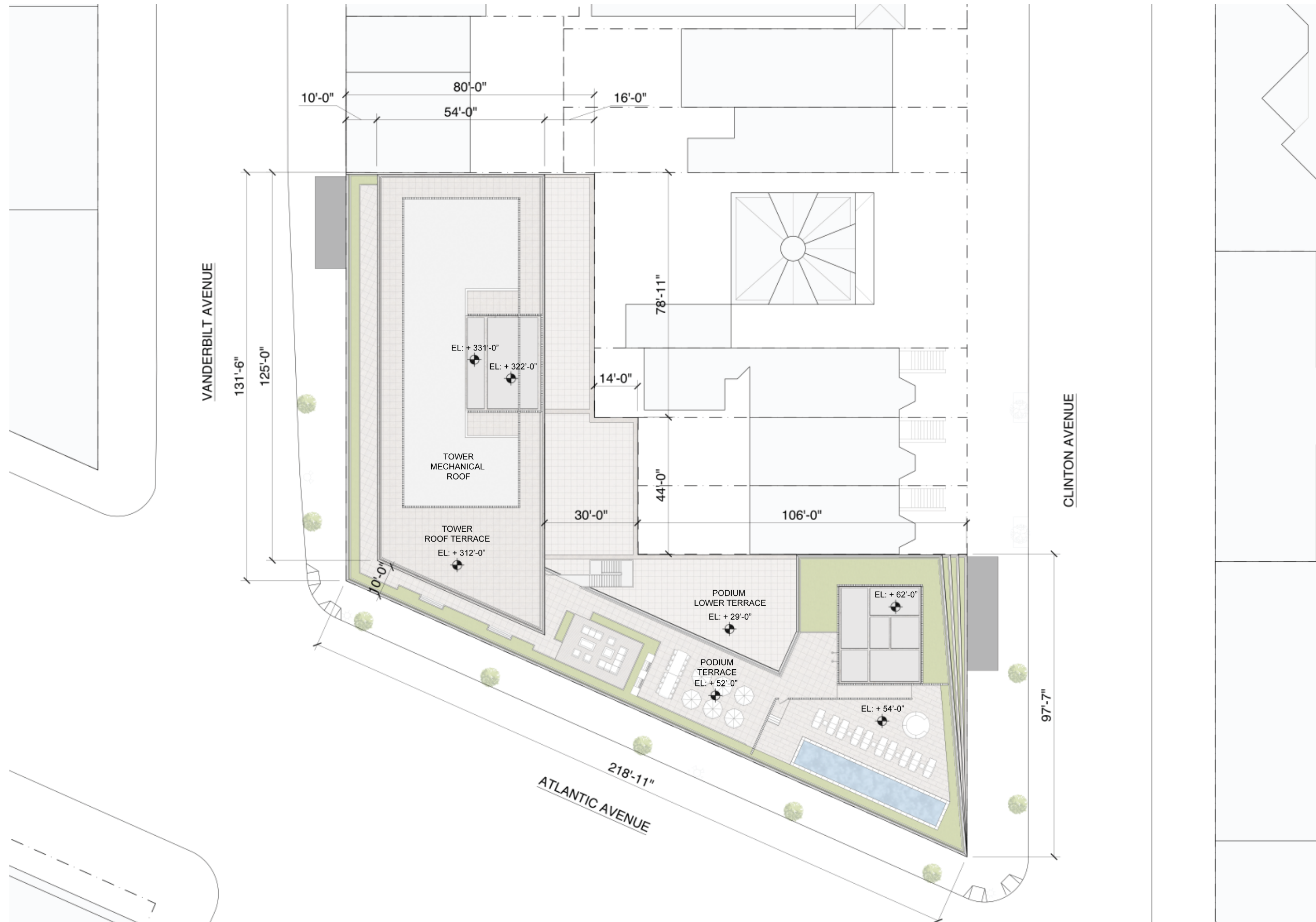
CLINTON AVENUE





Scale: 1/32" = 1'-0"





Scale: 1/32" = 1'-0"



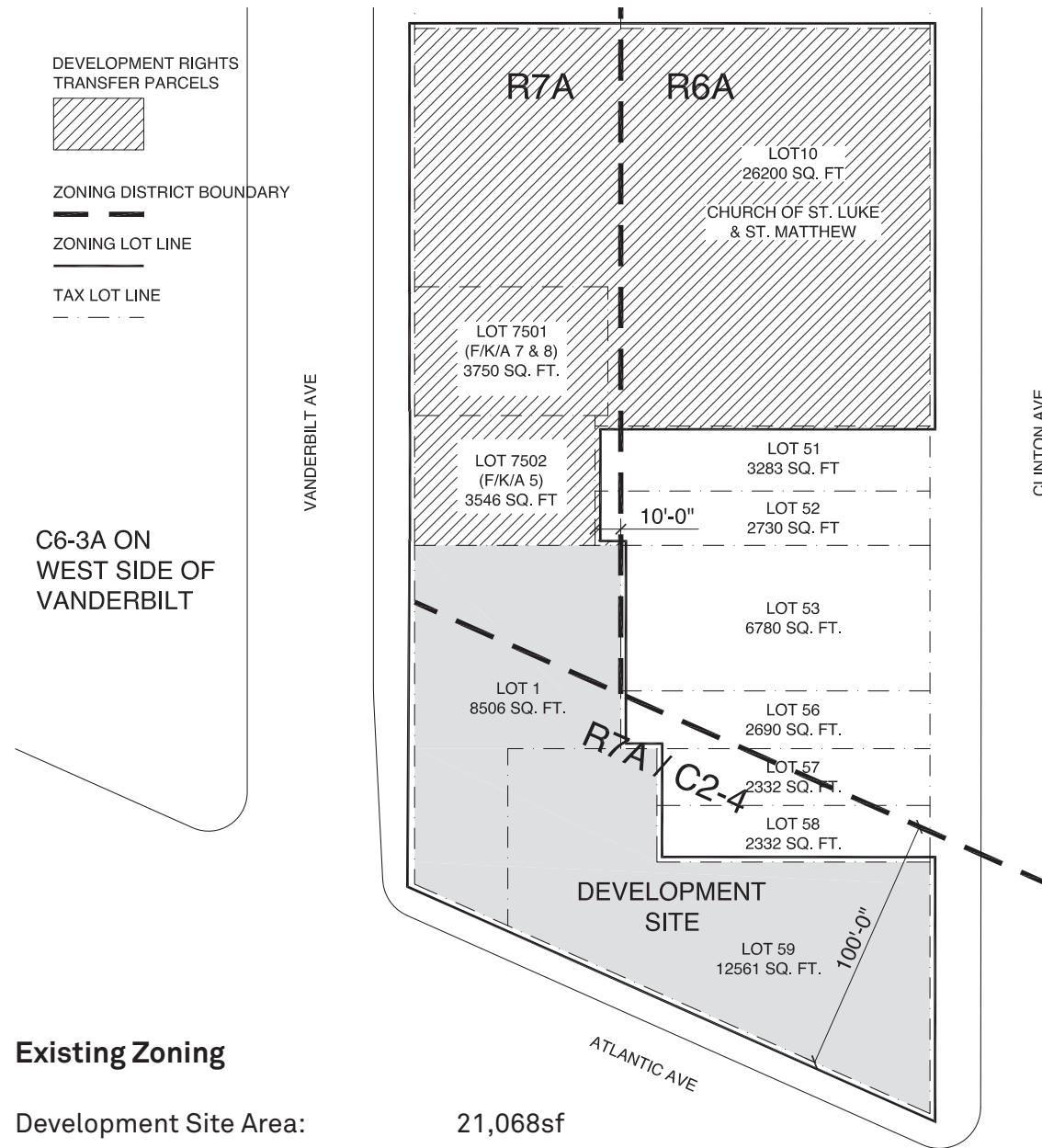




# APPENDIX

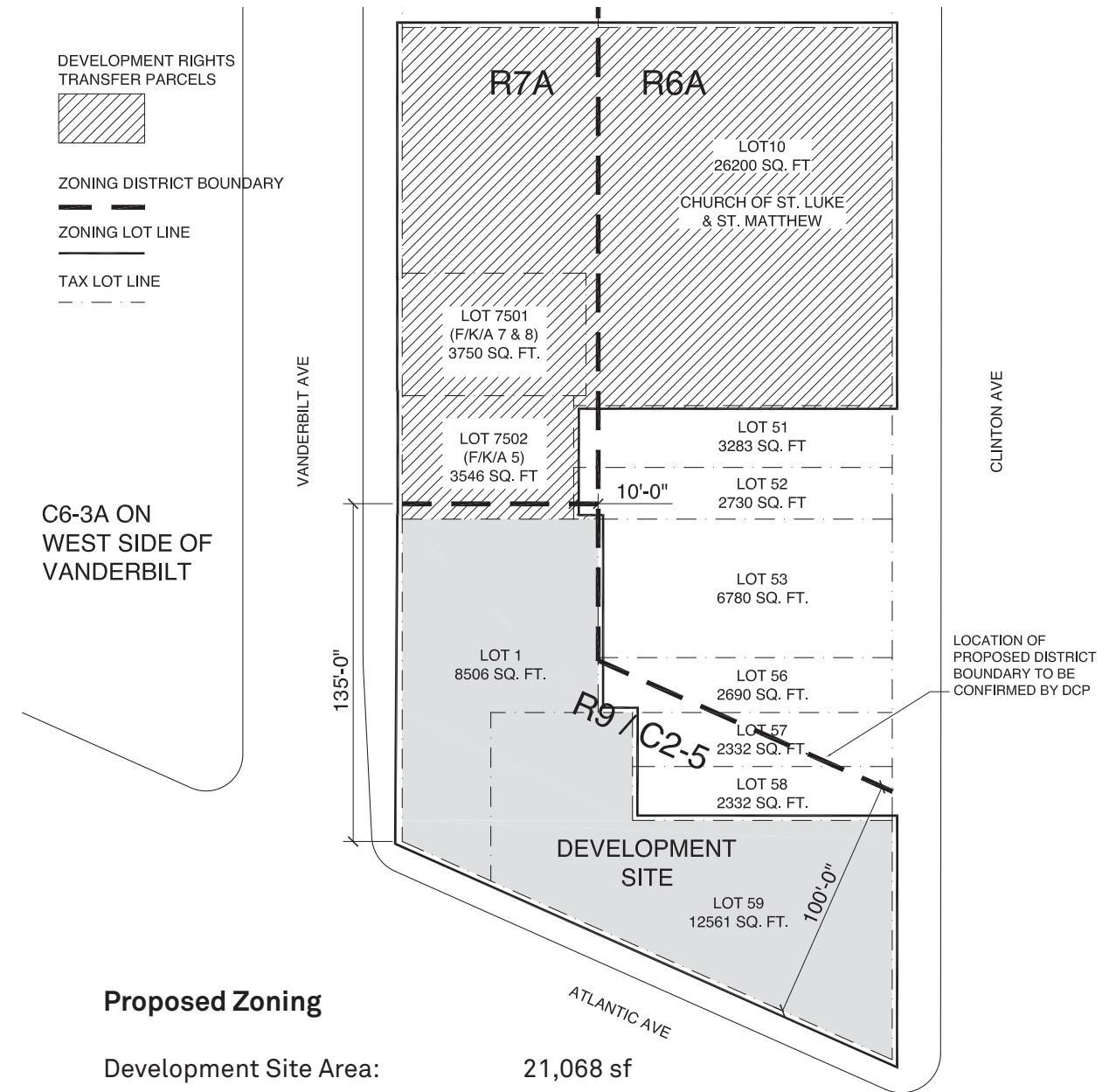






### Existing Zoning

Development Site Area:	21,068sf
Maximum Permitted FAR (with Inclusionary Housing):	4.6
<b>Maximum Permitted Floor Area:</b>	<b>96,912 sf</b>



### Proposed Zoning

Development Site Area:	21,068 sf
Maximum Permitted FAR (with Inclusionary Housing):	8.0
Maximum Permitted Floor Area:	168,544 sf
Development Rights Transfers from Church and Other Lots:	70,000 sf (approx) *
<b>Total Allowable Floor Area:</b>	<b>238,544 sf</b>
Proposed Commercial Floor Area:	34,258 sf
Proposed Residential Floor Area:	202,041 sf
Proposed Common Floor Area:	1,682 sf
<b>Total Proposed Floor Area:</b>	<b>237,981 sf</b>

\* Requires Special Permit per 74-711 to transfer floor area across zoning district boundary. Approx. 60,000 sf from church.

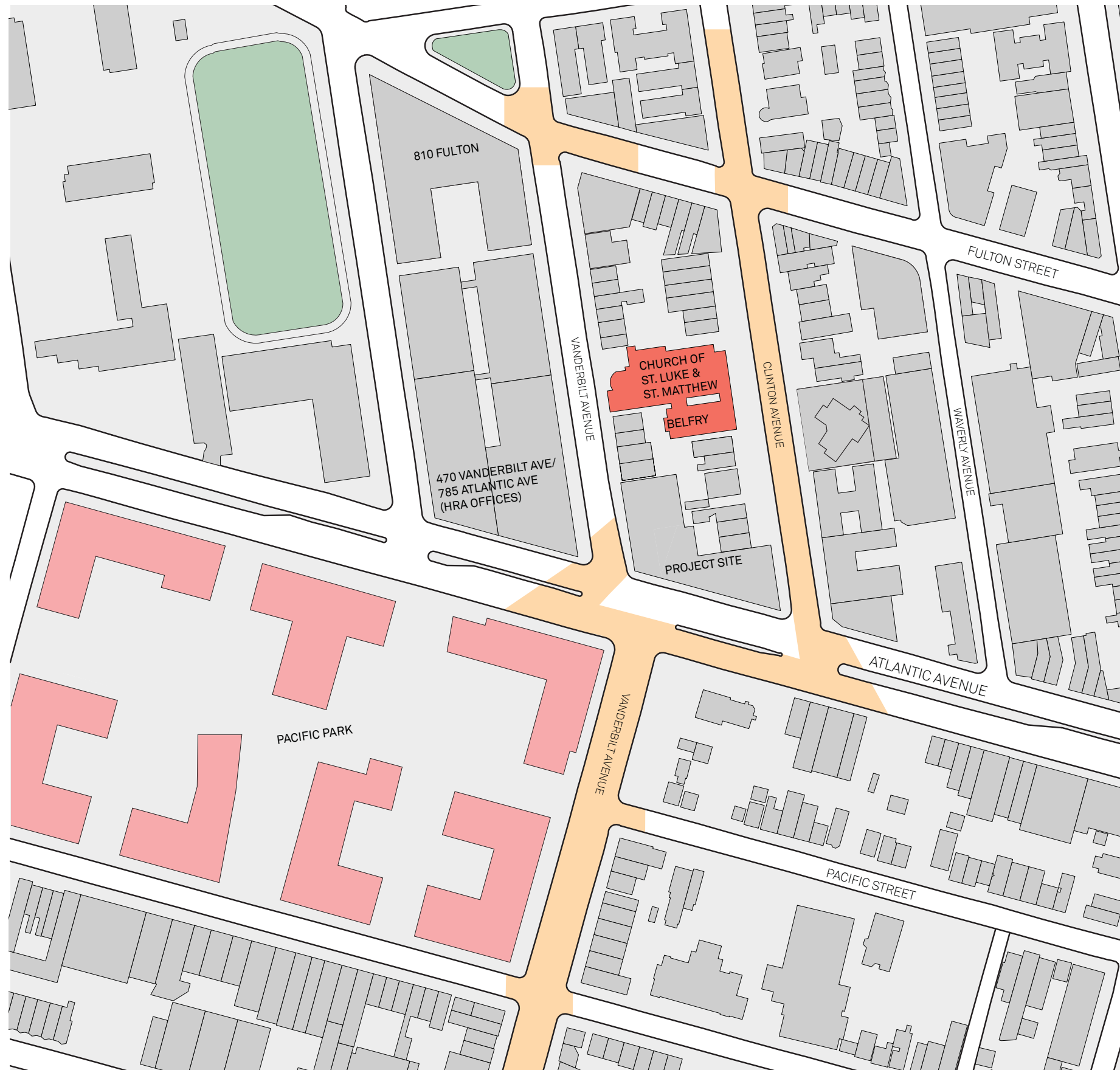




- DEVELOPMENT RIGHTS  
TRANSFER PARCELS
- PACIFIC PARK (PROPOSED &  
UNDER CONSTRUCTION)
- PROJECT SITE
- PROPOSED ZONING LOT







- CHURCH OF ST. LUKE & ST. MATTHEW
- PACIFIC PARK (PROPOSED & UNDER CONSTRUCTION)
- BELFRY
- SURROUNDING AREAS W/ VIEWS OF CHURCH BELFRY





- CHURCH OF ST. LUKE & ST. MATTHEW
- PACIFIC PARK (PROPOSED & UNDER CONSTRUCTION)
- BELFRY
- SURROUNDING AREAS W/ VIEWS OF CHURCH BELFRY



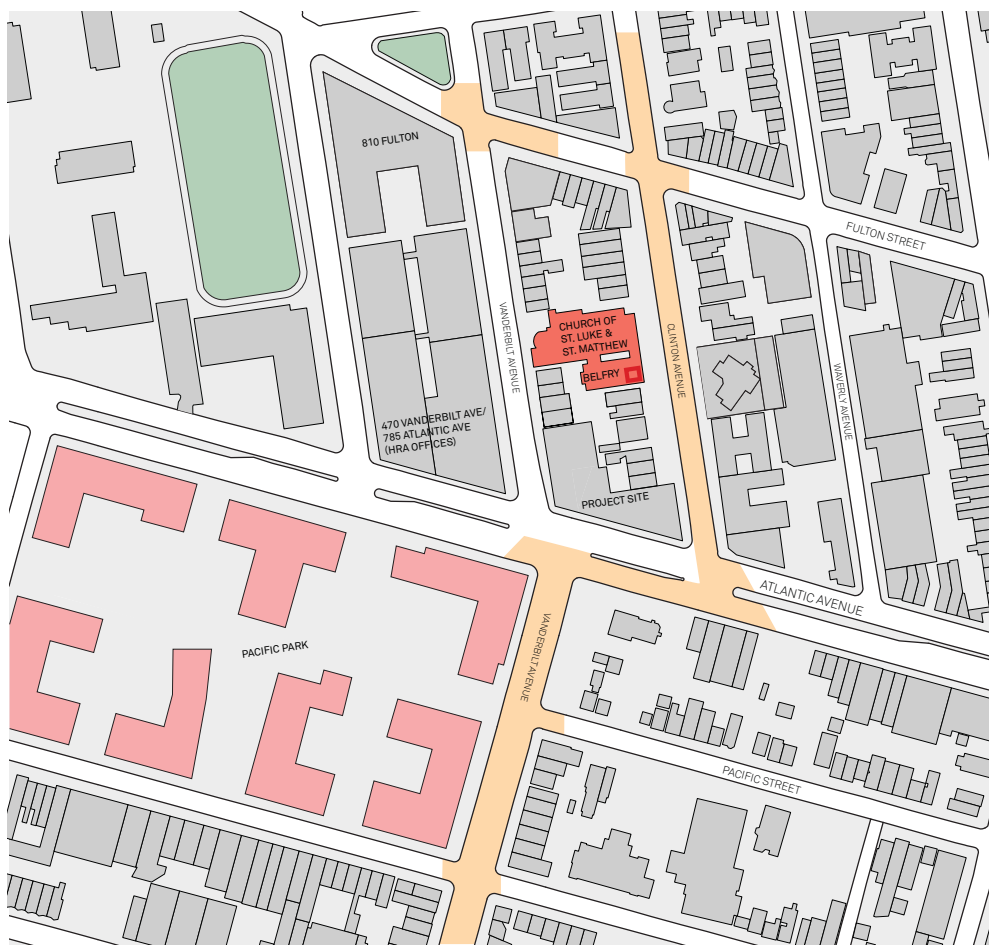


- CHURCH OF ST. LUKE & ST. MATTHEW
- PACIFIC PARK (PROPOSED & UNDER CONSTRUCTION)
- BELFRY
- SURROUNDING AREAS W/ VIEWS OF CHURCH BELFRY

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- BELFRY
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EXISTING



PROPOSED



AS-OF-RIGHT





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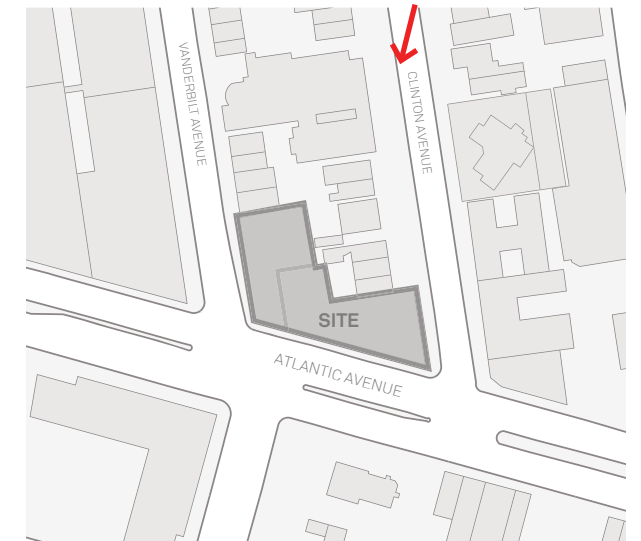
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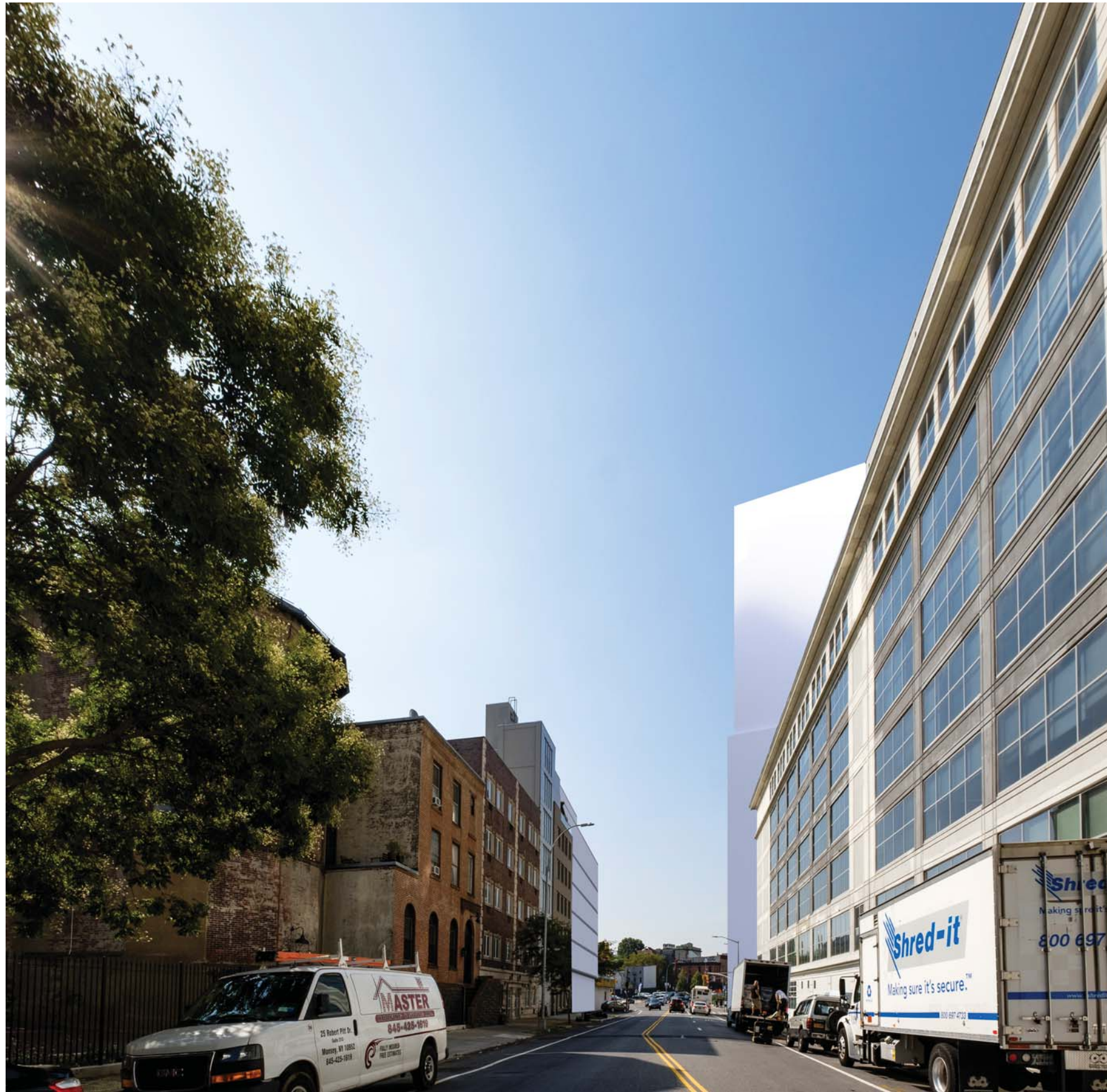
HOPE STREET

View Looking North on Vanderbilt | (R7A/ C2-4) – As-of-Right (No Upzong/74-711)

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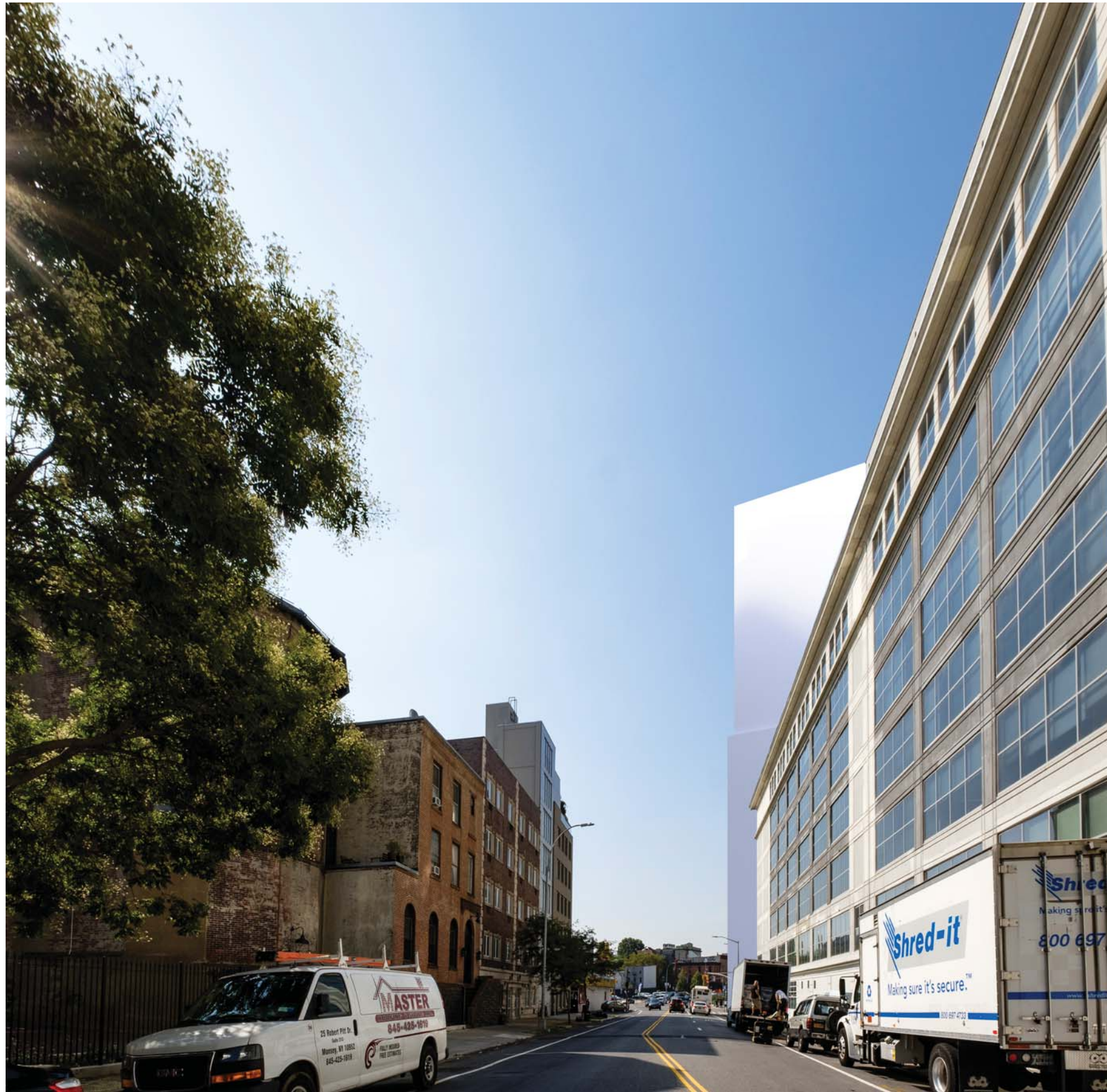




























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## Clinton Avenue Elevation

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HOPESTREET

## Clinton Avenue Elevation

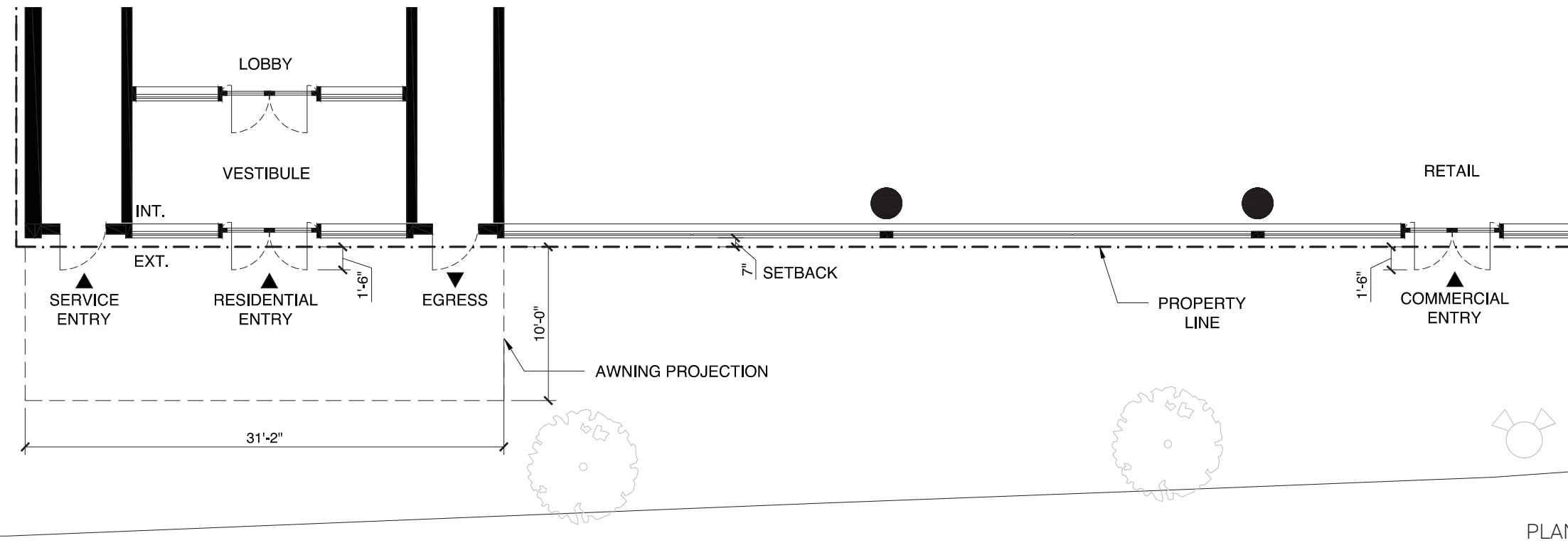
520 & 550 Clinton Avenue, Brooklyn / Landmarks Presentation / March 13, 2018



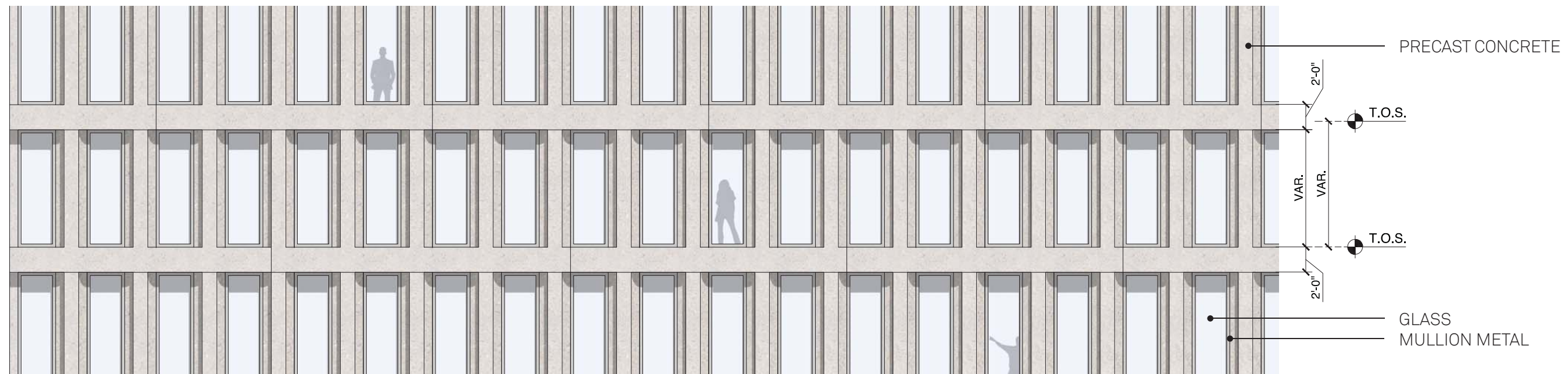




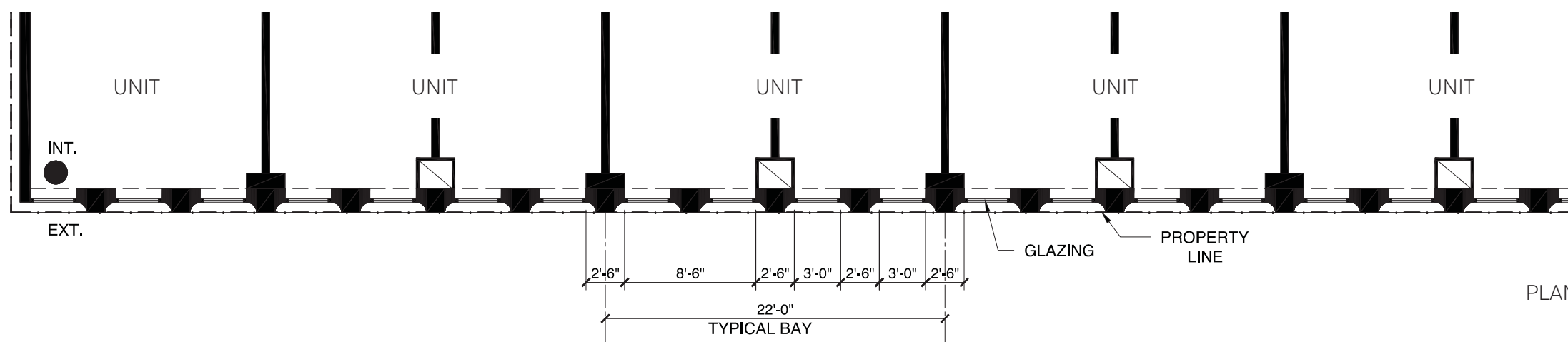








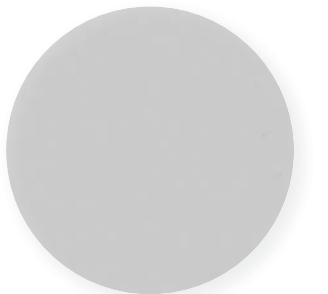
ELEVATION



PLAN



GLASS



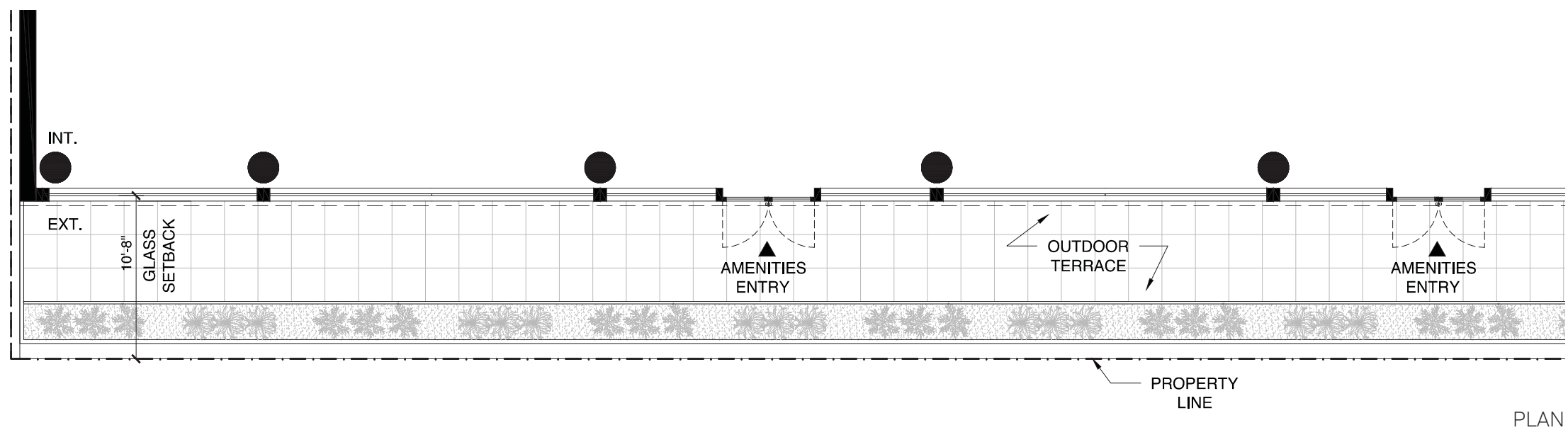
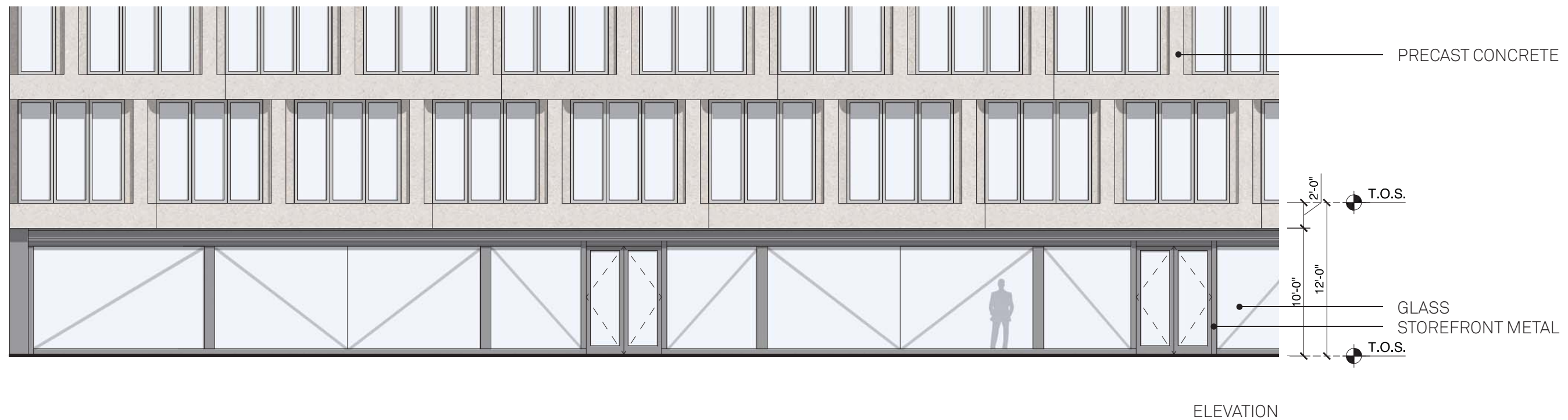
MULLION METAL



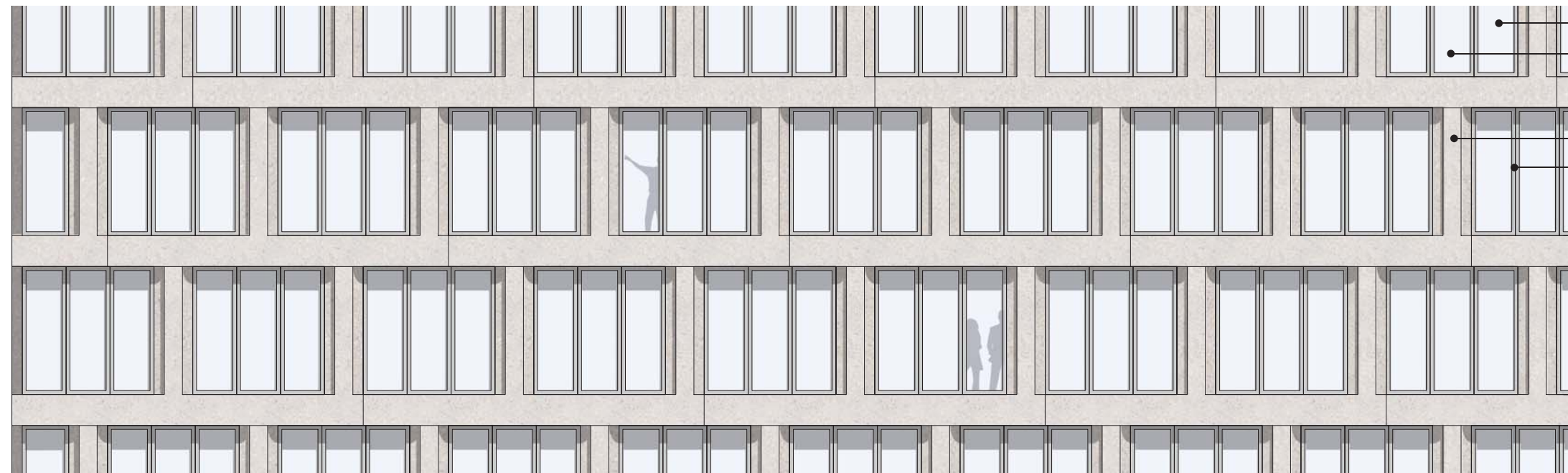
STOREFRONT METAL



PRECAST CONCRETE







GLASS  
GLASS SPANDREL  
PANEL

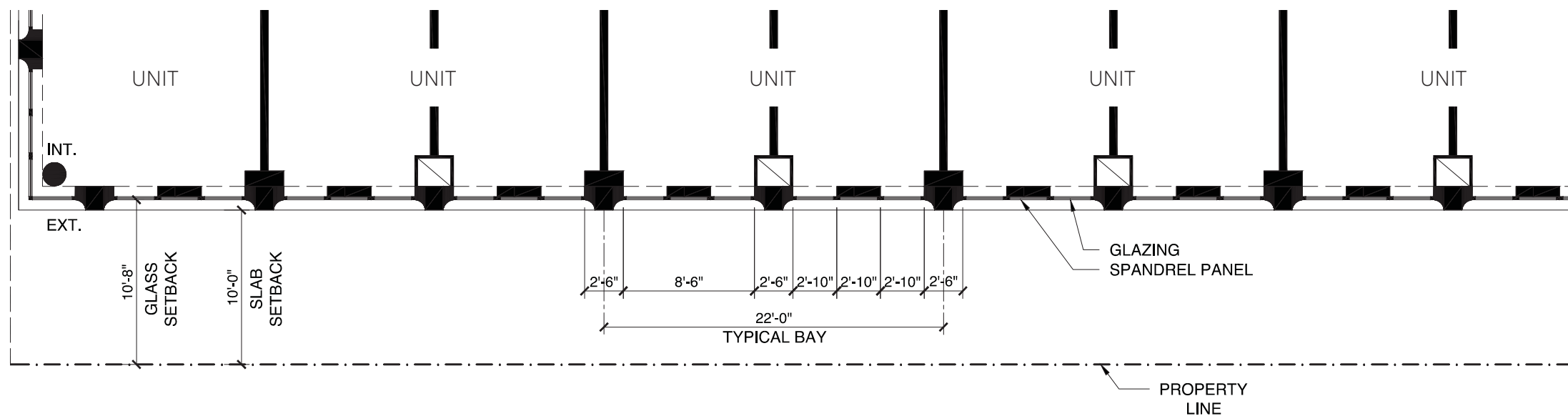
PRECAST CONCRETE  
MULLION METAL

2'-0"  
T.O.S.

8'-3"  
10'-3"  
T.O.S.

2'-0"

ELEVATION



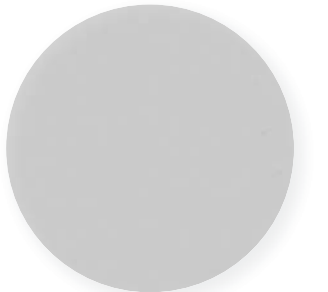
GLAZING  
SPANDREL PANEL

PROPERTY  
LINE

PLAN



GLASS



MULLION METAL



STOREFRONT METAL



PRECAST CONCRETE

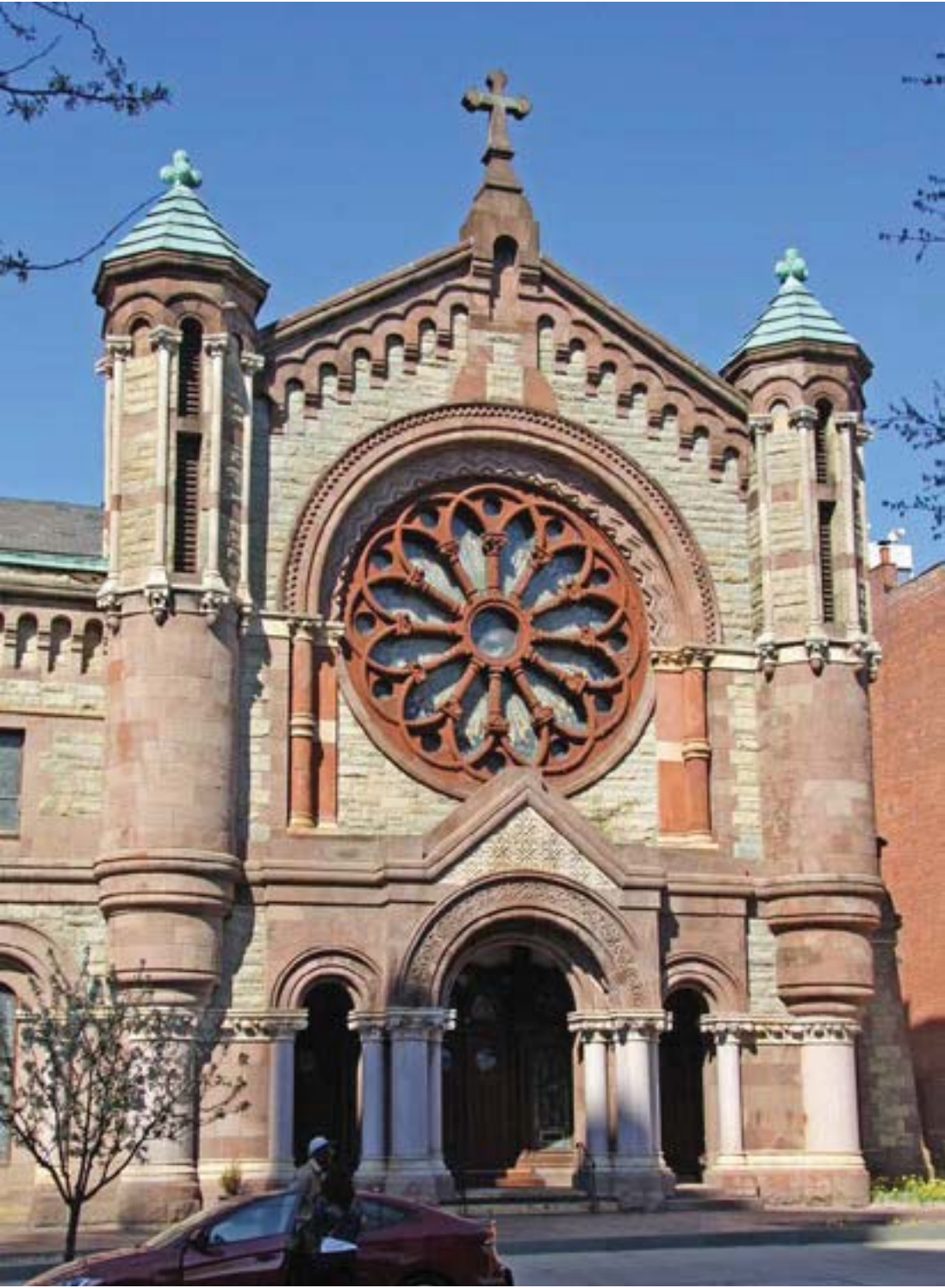
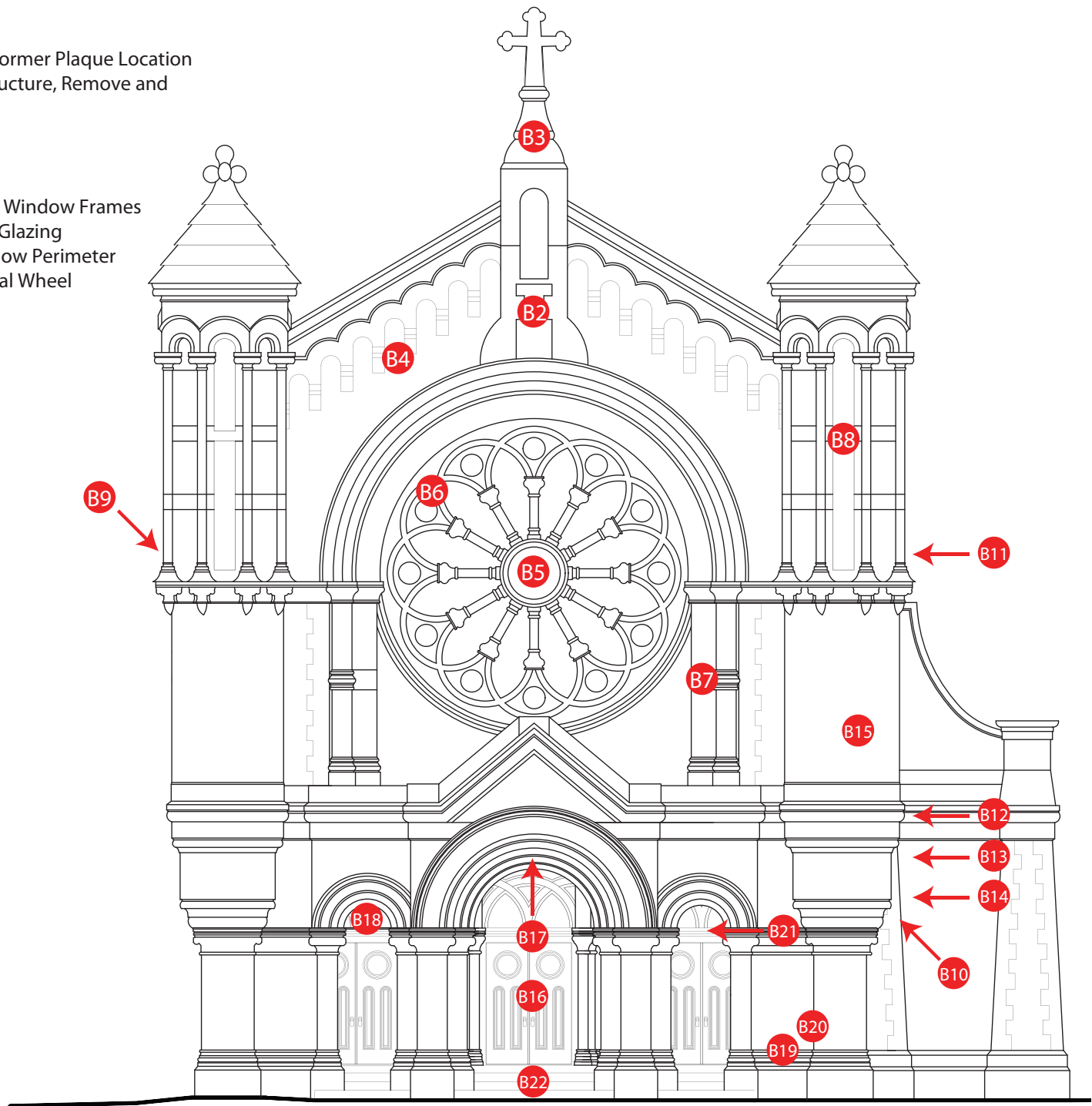
# CHURCH

MASONRY SCOPE OF WORK:

- Clean Facade
- Repoint Deteriorated Masonry Joints to Match Original Mortar
- Remove Incompatible Patching
- Retool or Composite Patch Deteriorated Stone
- Patch Brownstone/Sandstone to Match Original
- Repair Cracks in Brownstone
- Repair Granite Columns
- Remove Ferrous Materials at Former Plaque Location
- Stabilize Entry Landing Substructure, Remove and Reinstall Tiles.

WINDOW SCOPE OF WORK:

- Clean Windows
- Scrape and Paint Deteriorated Window Frames
- Replace Damaged Protective Glazing
- Provide New Caulking at Window Perimeter
- Scrape and Repaint Sheet Metal Wheel Window





# CLOISTER

MASONRY SCOPE OF WORK:

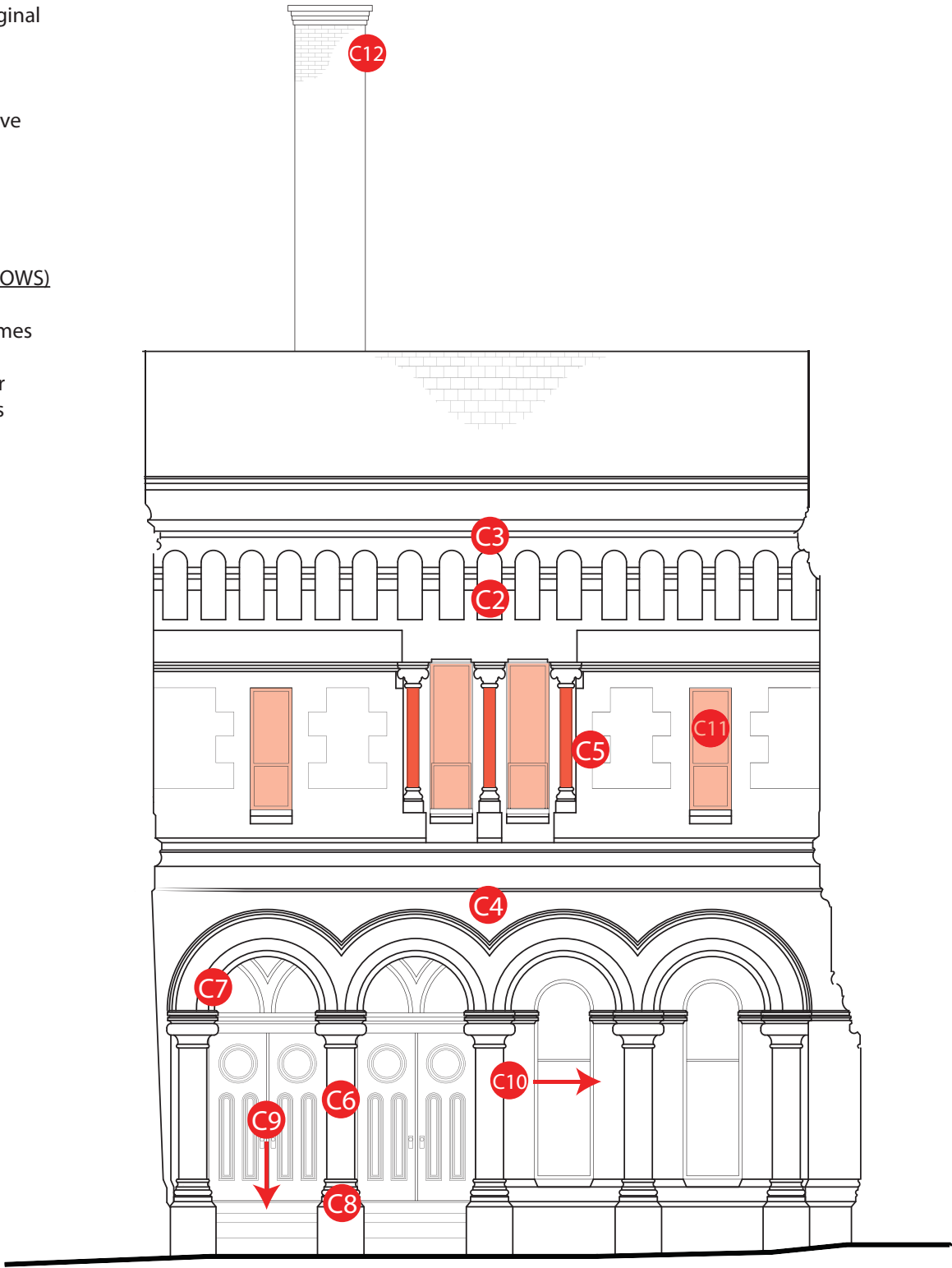
- Clean Facade
- Repoint Deteriorated Masonry Joints to Match Original Mortar
- Remove Incompatible Patching
- Patch Brownstone/Sandstone to Match Original
- Repair Cracks in Brownstone
- Repair Granite Columns
- Replace Brownstone Colonette Shaft
- Stabilize Entry Landing Substructure, Remove and Reinstall Tiles.

ROOF SCOPE OF WORK:

- Repair/Replace Gutter

WINDOW SCOPE OF WORK: (SELECTIVE WINDOWS)

- Clean Windows
- Scrape and Paint Deteriorated Window Frames
- Replace Damaged Protective Glazing
- Provide New Caulking at Window Perimeter
- Repair Second Floor Stained Glass Windows



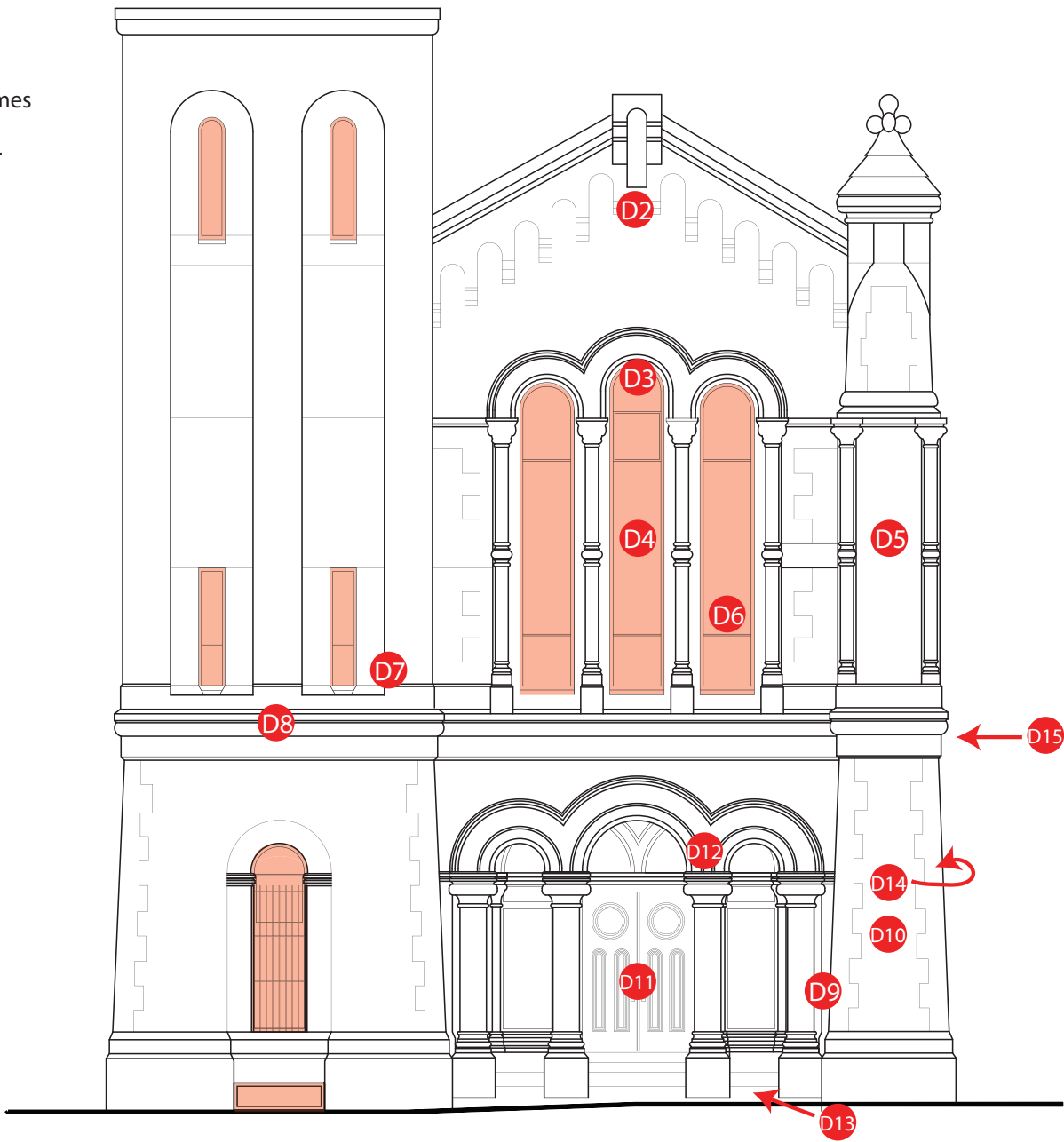
# CHAPEL

MASONRY SCOPE OF WORK:

- Clean Facade
- Repoint Deteriorated Masonry Joints to Match Original Mortar
- Remove Incompatible Patching
- Retool or Composite Patch Deteriorated Stone
- Patch Brownstone/Sandstone to Match Original
- Repair Cracks in Brownstone
- Repair Granite Columns
- Replace Missing Stone Cross

WINDOW SCOPE OF WORK:

- Clean Windows
- Scrape and Paint Deteriorated Window Frames
- Replace Damaged Protective Glazing
- Provide New Caulking at Window Perimeter



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HOPE STREET

Daytime | Photo Key

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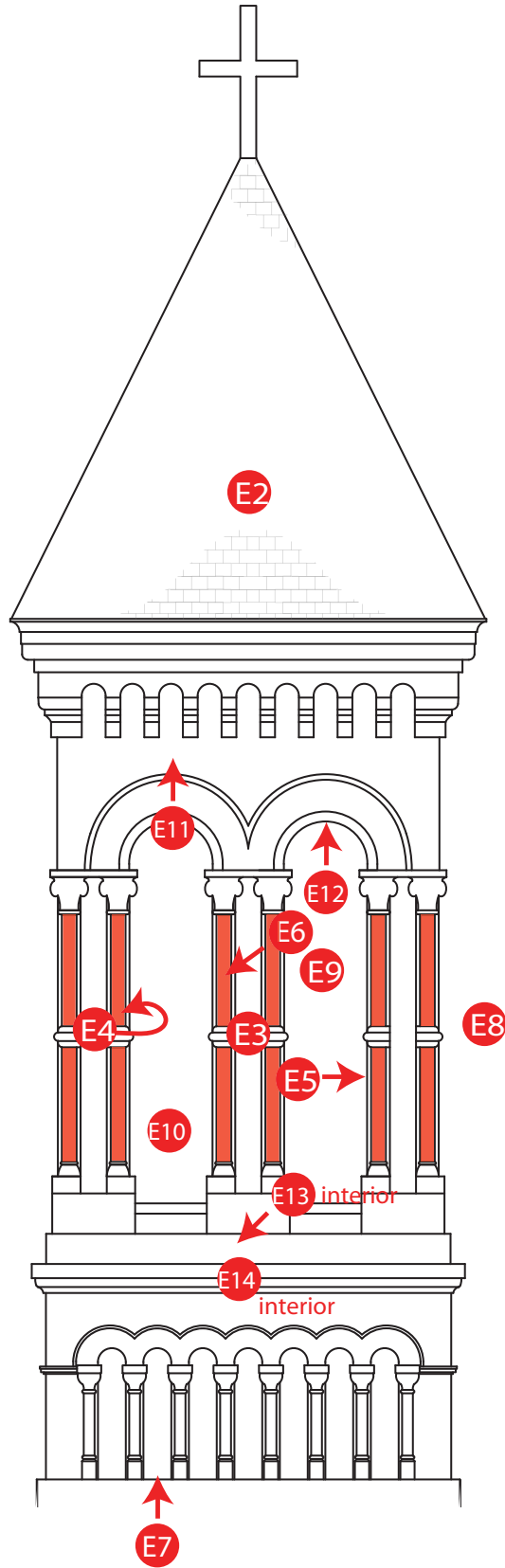
# BELFRY

MASONRY SCOPE OF WORK:

- Create Structurally Stable Conditions
- Facade Cleaning
- Rebuild Deteriorated Brownstone to Match Original
- Rebuild Deteriorated Brick to Match Original
- Repair Cracks in Brownstone
- Remove Incompatible Patching
- Patch Brownstone/Sandstone to Match Original
- Repoint Deteriorated Masonry Joints to Match Original Mortar

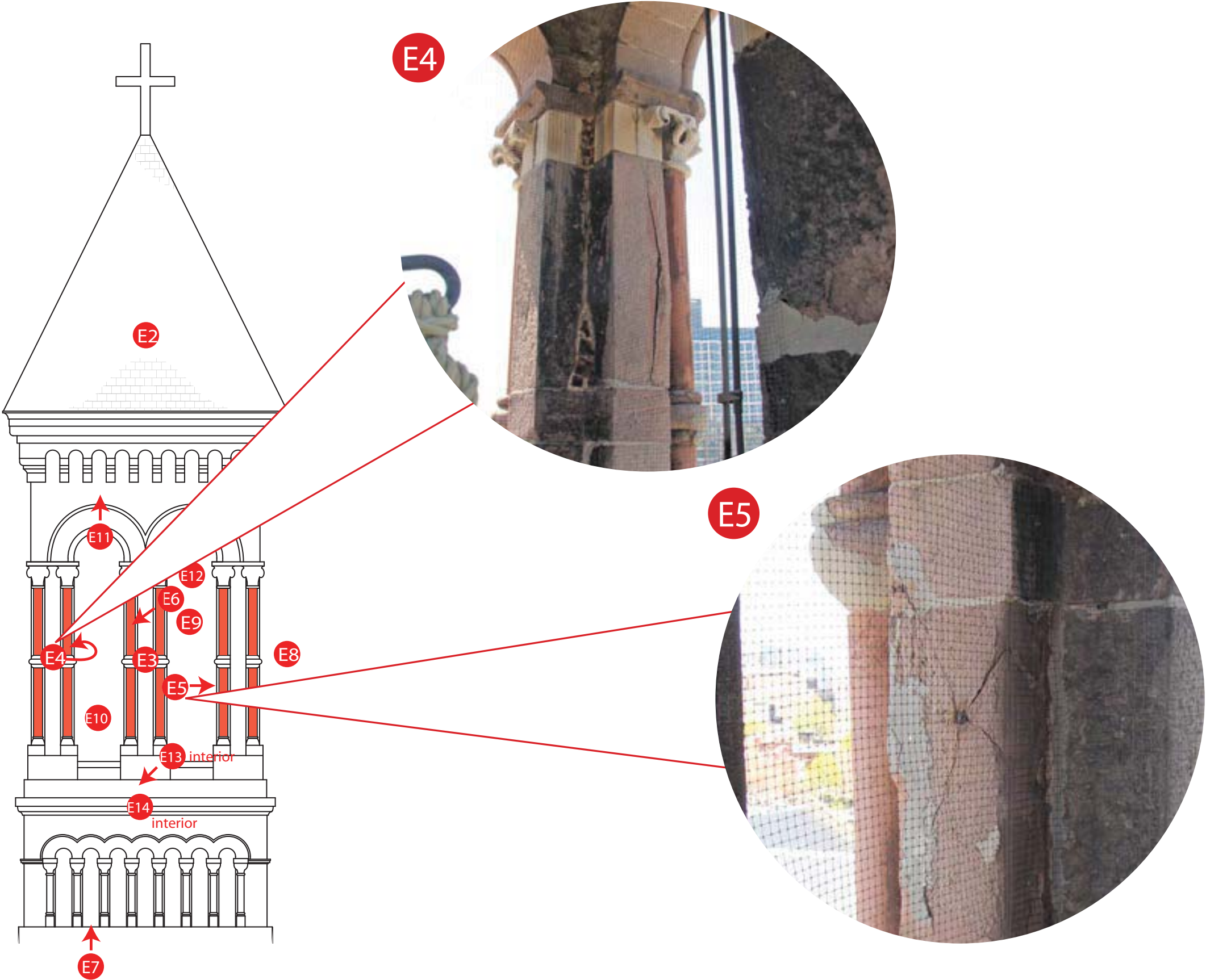
ROOF/WATERPROOFING SCOPE OF WORK:

- Replace Roofing to Match Historic Material
- Repair Beaded Board Wood Ceiling
- Add new Infill Substrate, Pitched to Drain, and Flashing with Drip Edge at Juncture of Stone Exterior and Belfry Floor



BELFRY

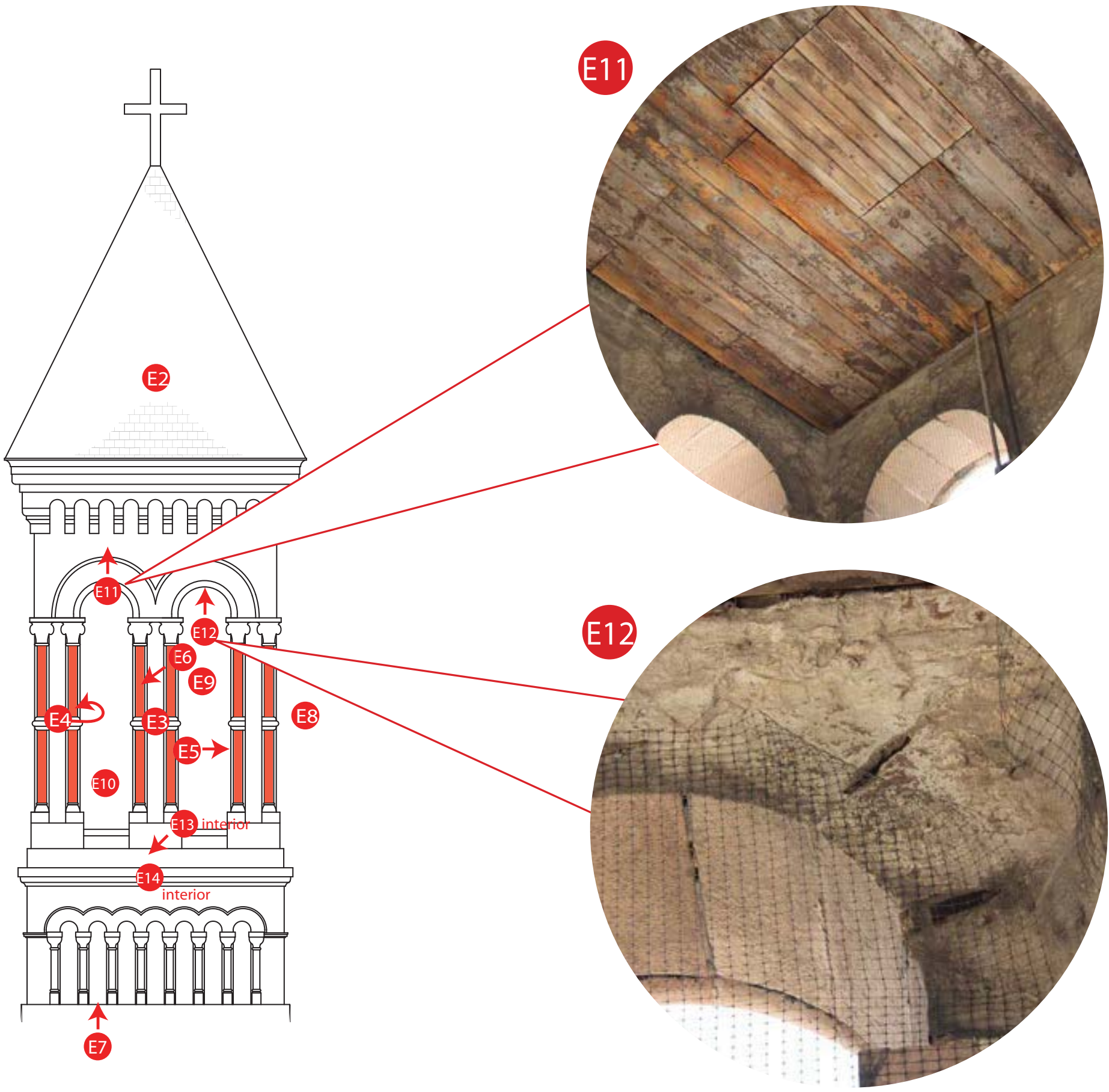
- DETAILS:
- E4 Repair Crack in Brownstone
  - E5 Repair Crack in Brownstone





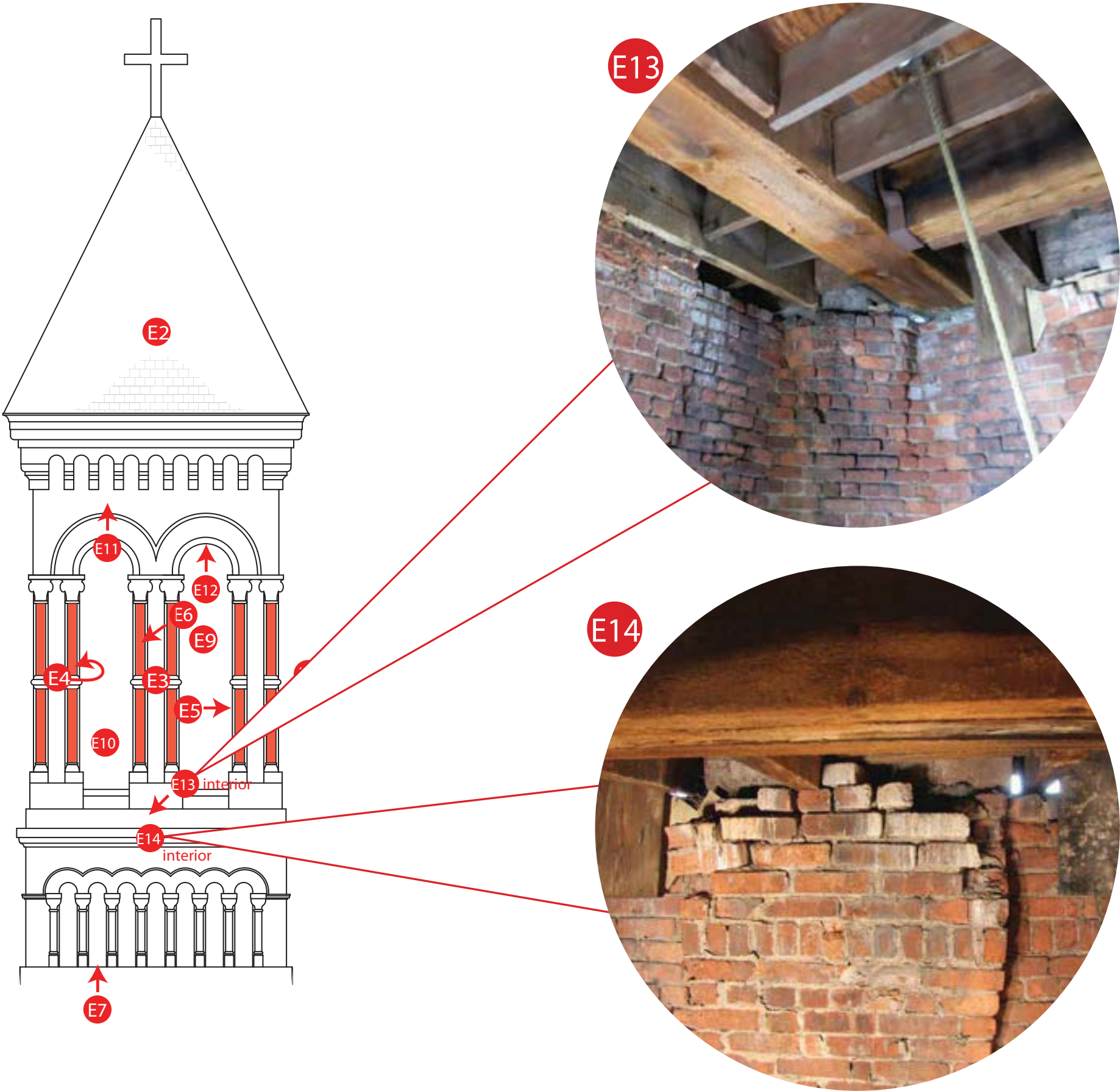
BELFRY

- DETAILS:
- E11 Repair Beaded Board Wood Ceiling
  - E12 Repoint Deteriorated Masonry Joints to Match Original Mortar



BELFRY

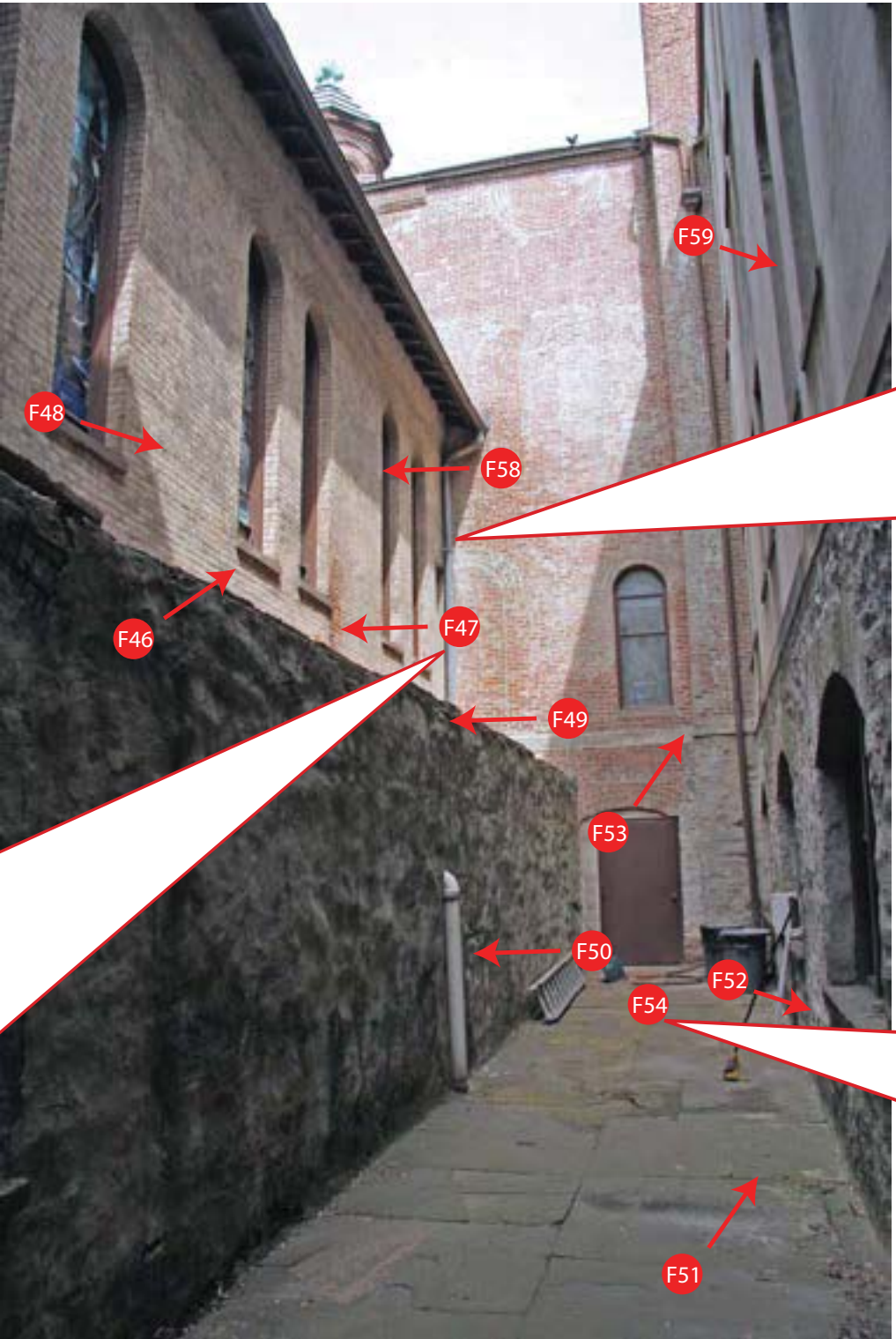
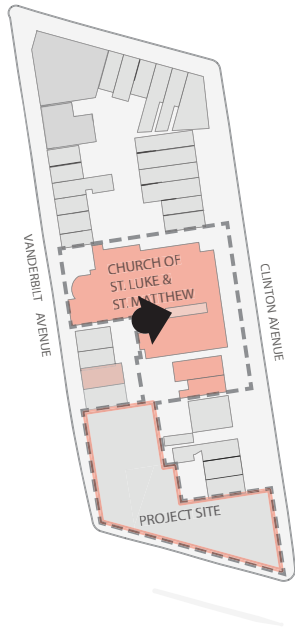
- DETAILS:
- E13 Provide Structural Reinforcement at Floor Level
  - E14 Rebuild Deteriorated Brick Pier
  - Create Structurally Stable Conditions





COURTYARD

- DETAILS:
- F47 Repoint Deteriorated Masonry Joints
  - F54 Restore Drainage System From Church Roof to Courtyard Pavers
  - F58 Major Restoration Work Required at Sanctuary Window 113
  - F59 Repair and Secure All Operable Windows in Parish Hall



VIEW FROM LOWER COURTYARD AREA

F54



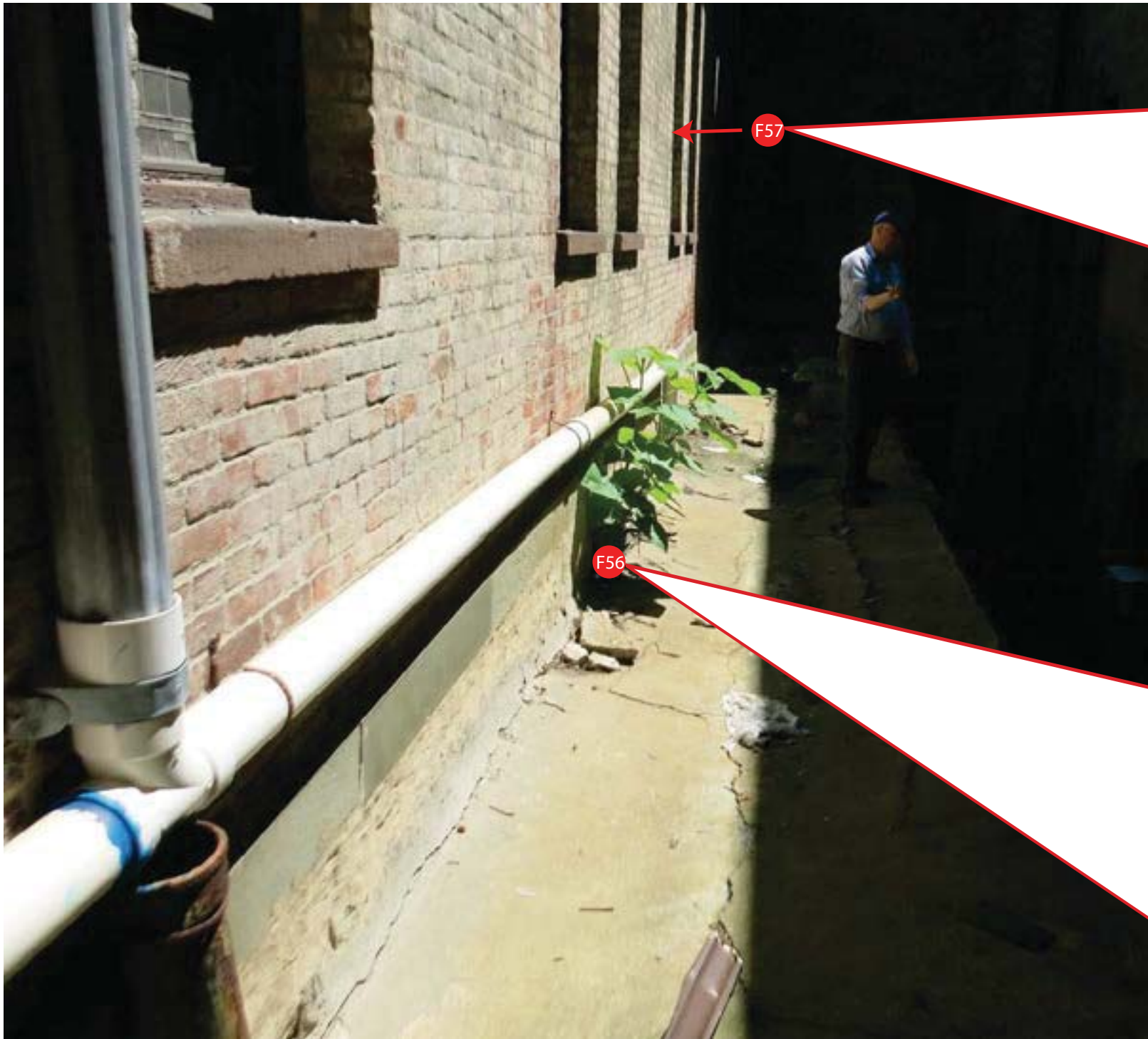
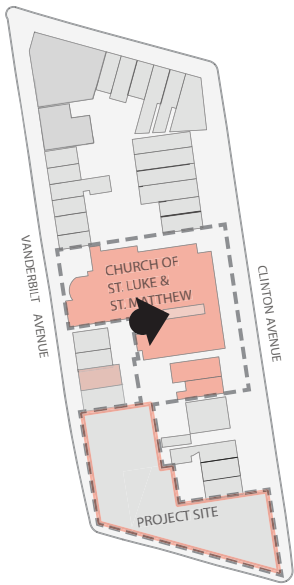
F54





COURTYARD

- DETAILS:
- F49 Provide New Roof /Concrete on Elevated Area Adjacent to Sanctuary
  - F56 Seal Openings Along Exterior Wall
  - F57 Stained Glass Windows in Sanctuary Facing Courtyard to Receive Protective Glazing



VIEW FROM UPPER AREA ADJACENT TO SANCTUARY





NORTH TRANSEPT

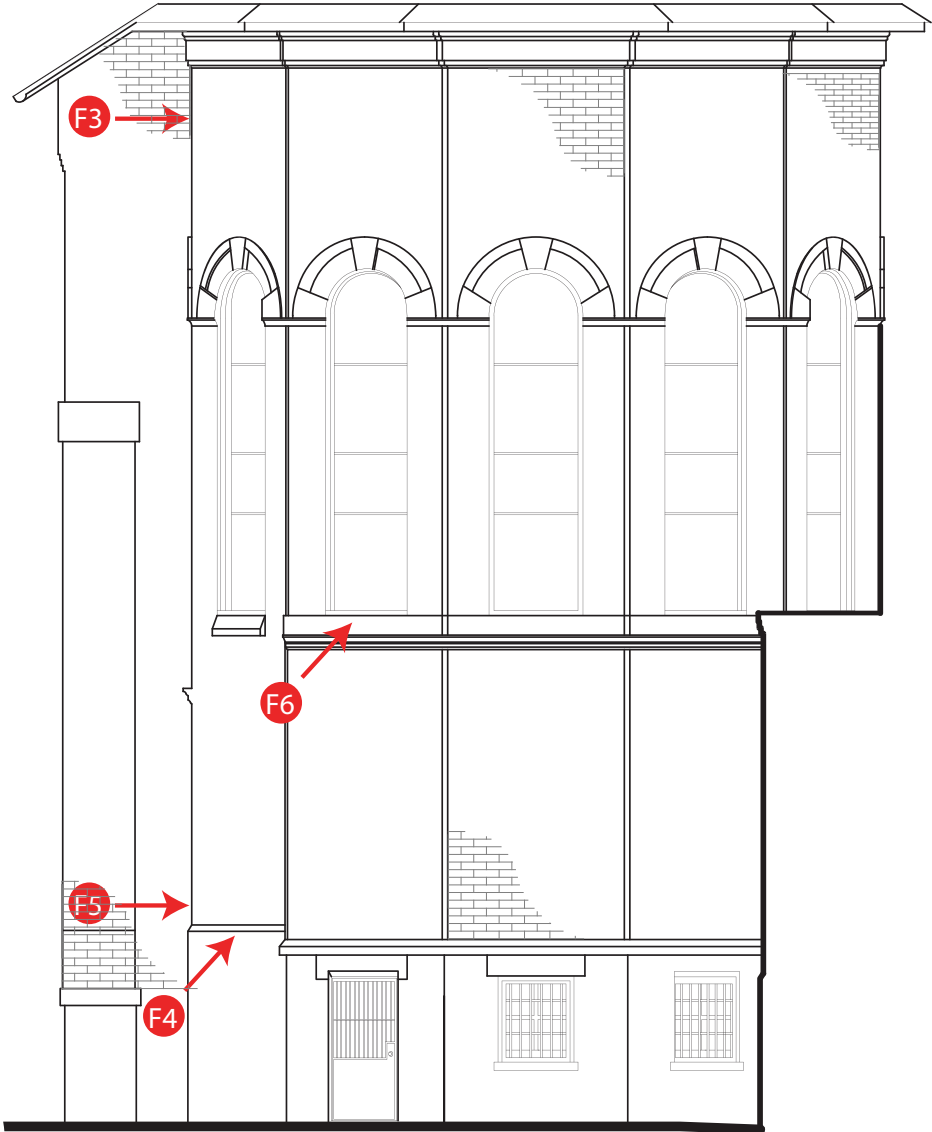
CHANCEL

RECTORY

# CHANCEL

MASONRY SCOPE OF WORK:

- Patch Brownstone Match Original
- Rebuild Brownstone to Match Original

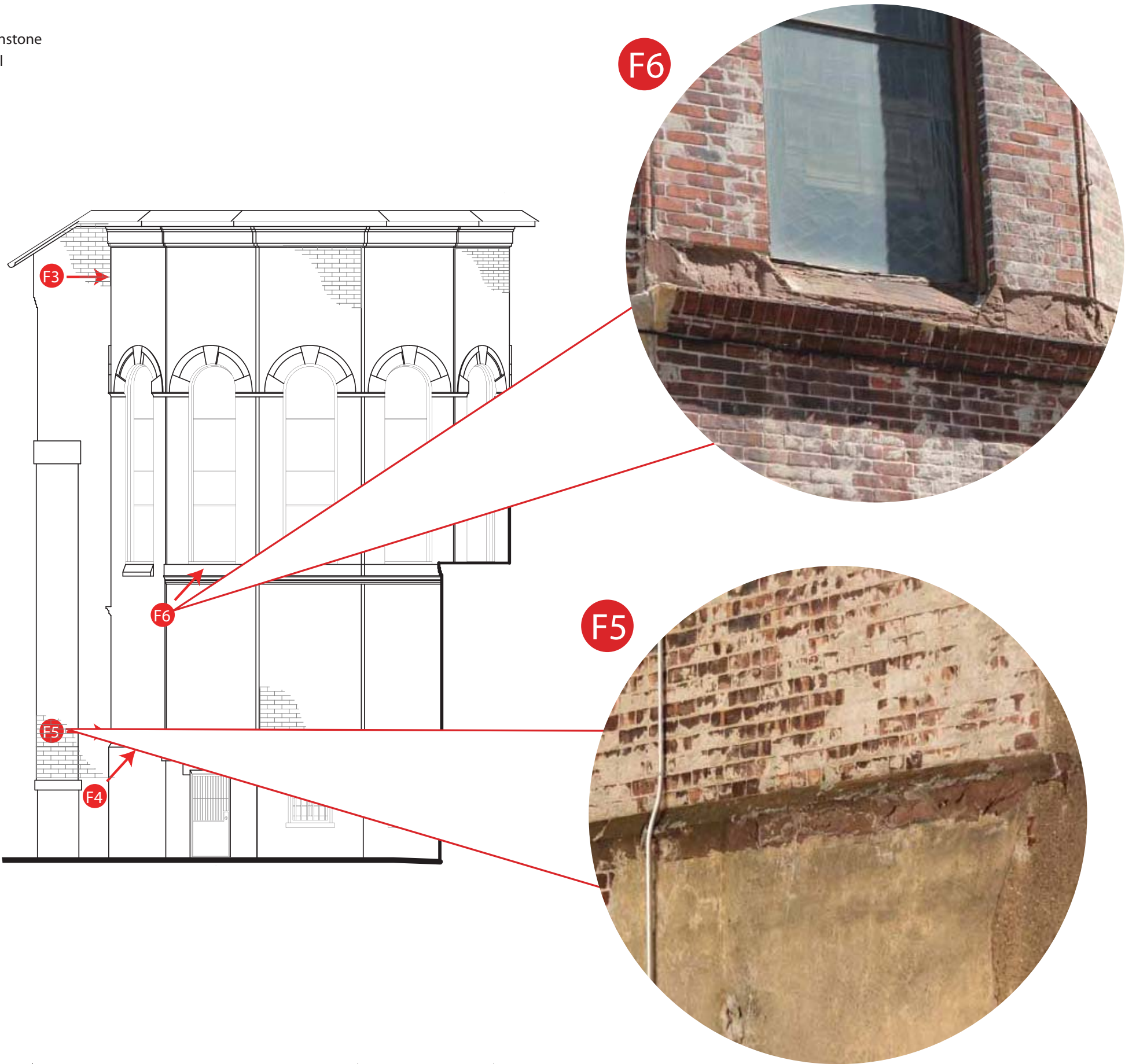


F2



CHANCEL

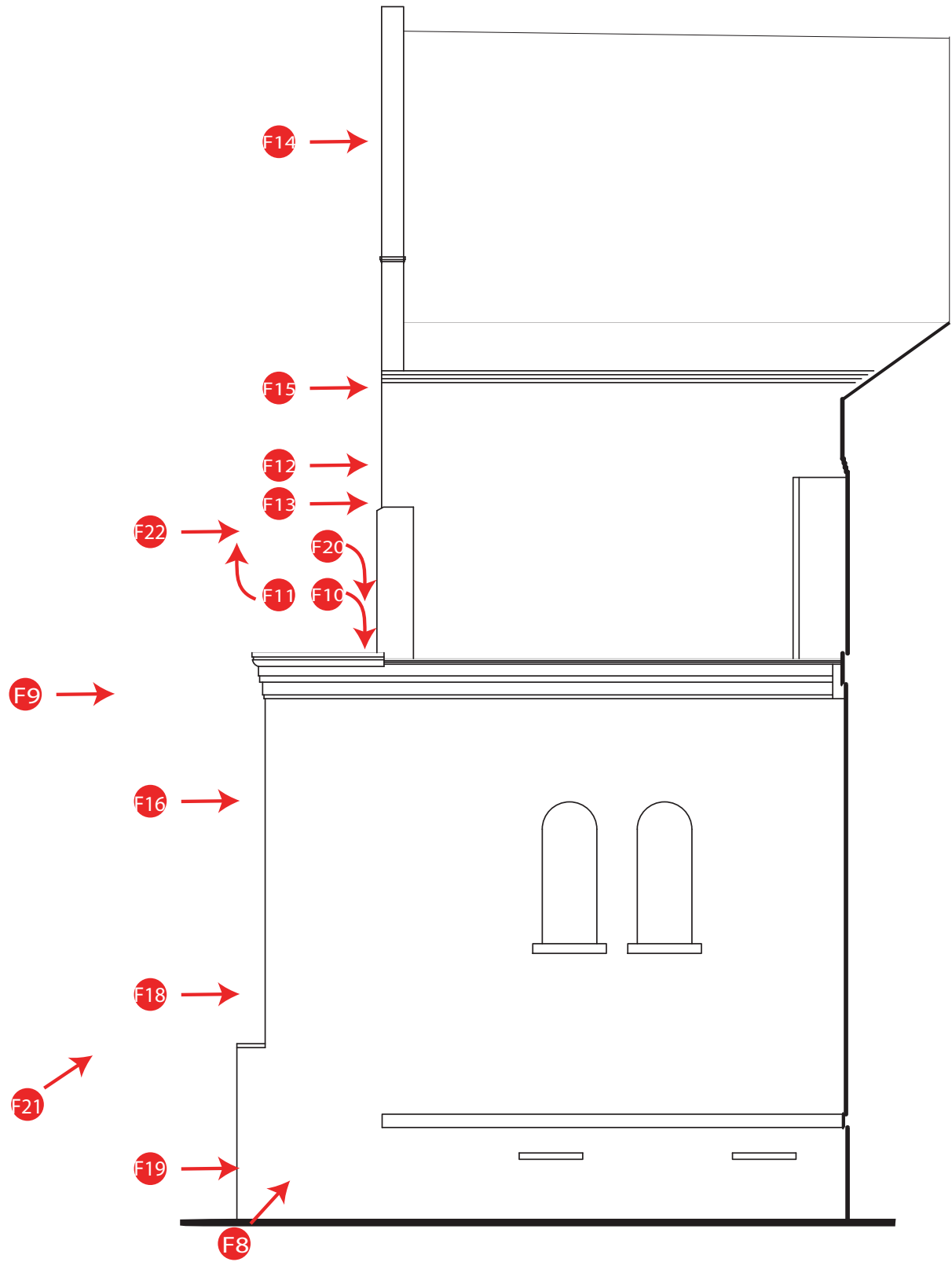
- DETAILS:
- F5 Rebuild Areas of Deteriorated Brownstone
  - F6 Patch Brownstone to Match Original



# NORTH TRANSEPT

MASONRY SCOPE OF WORK:

- Remove Graffiti



F7



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ARCHITECTURE AND PRESERVATION



HOPE STREET

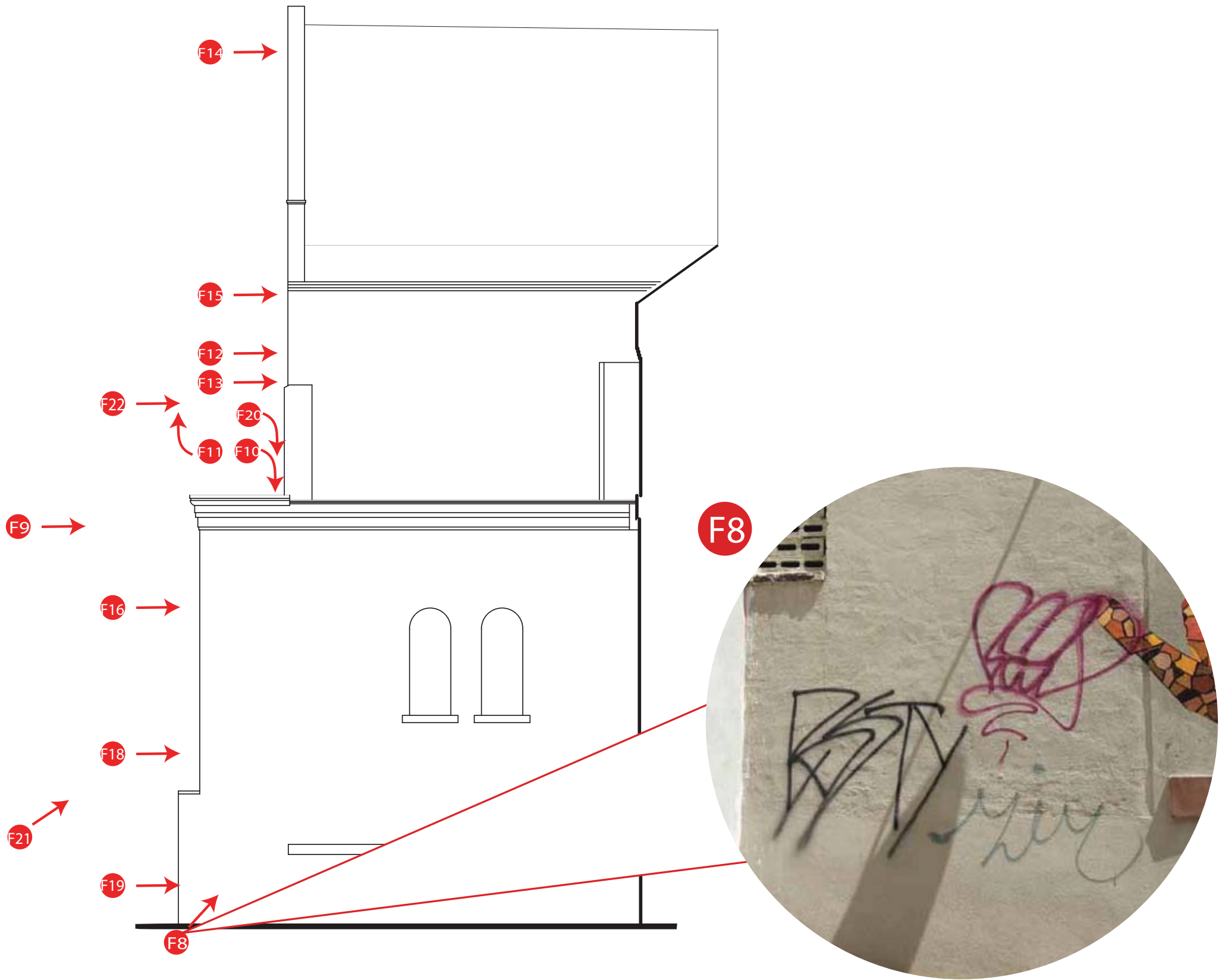
## Page Title Transept | Photo Key

520 & 550 Clinton Avenue, Brooklyn / Landmarks Presentation / March 13, 2018



# NORTH TRANSEPT

DETAILS:  
● F8 General Facade Cleaning/Remove Graffiti



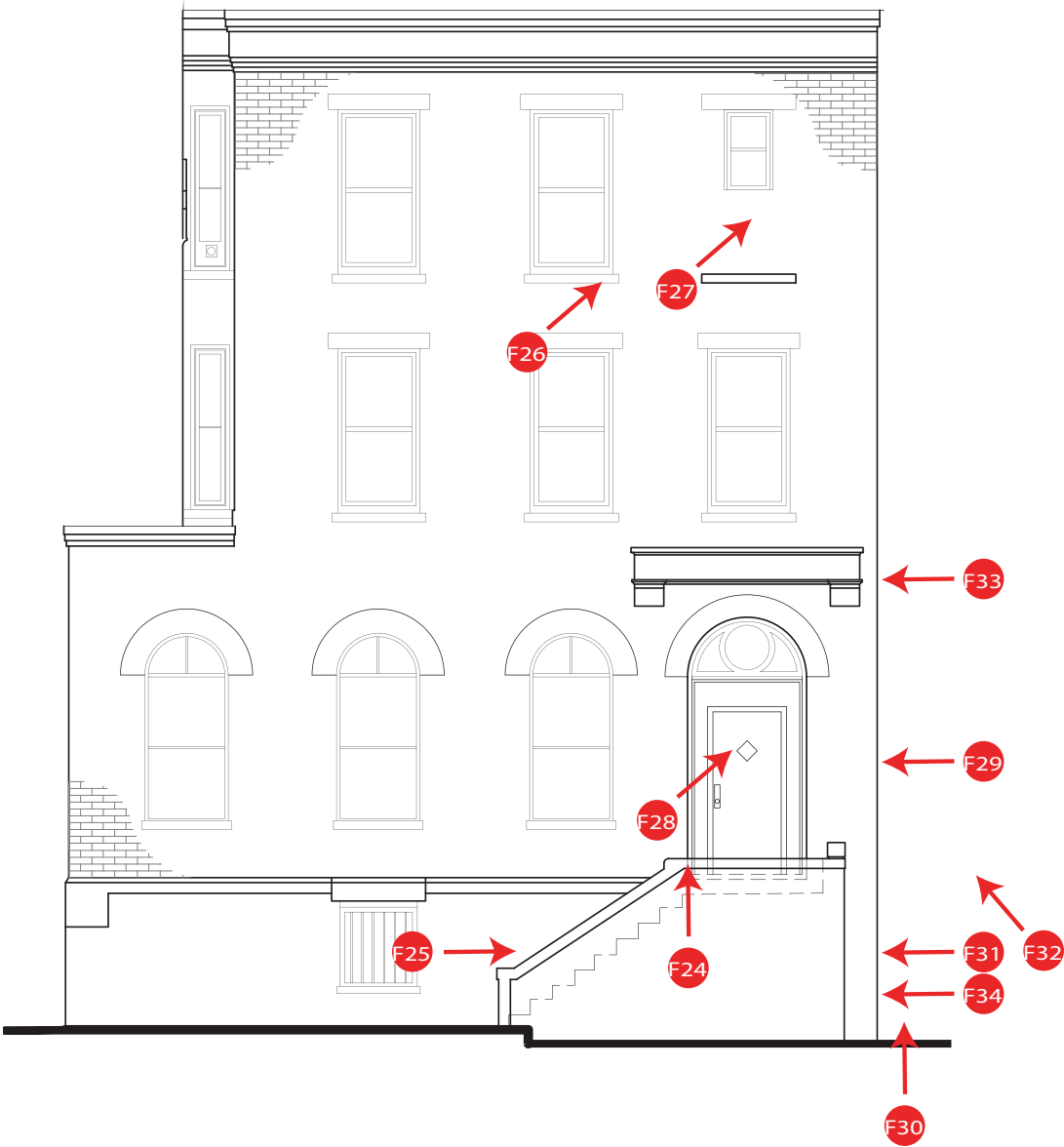
# RECTORY (Vanderbilt Avenue)

MASONRY SCOPE OF WORK:

- Patch Brownstone Match Original
- Repair Cracks in Brownstone

DOOR SCOPE OF WORK:

- Replace Metal Door with Historically Appropriate Wood Door

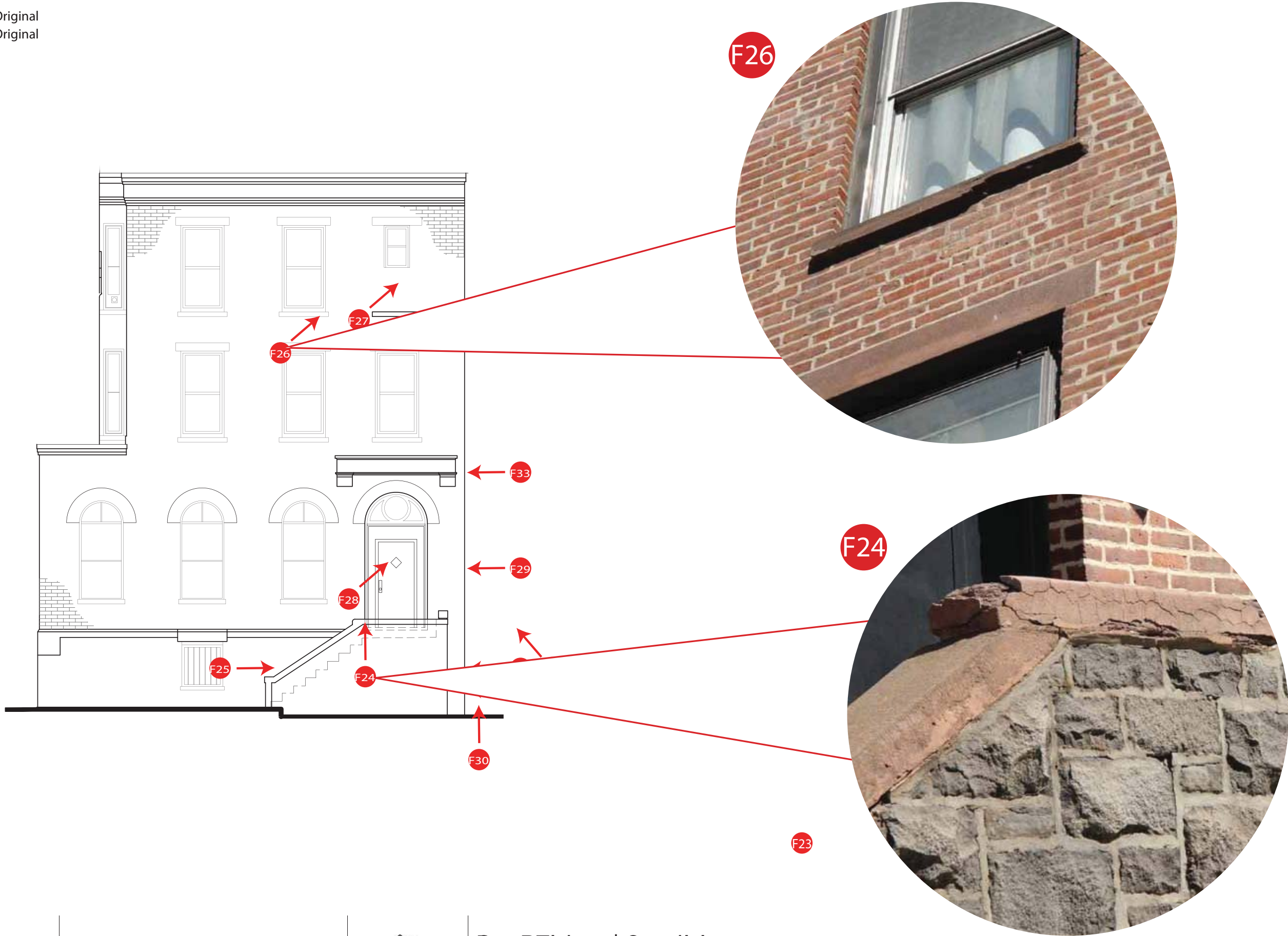


F23



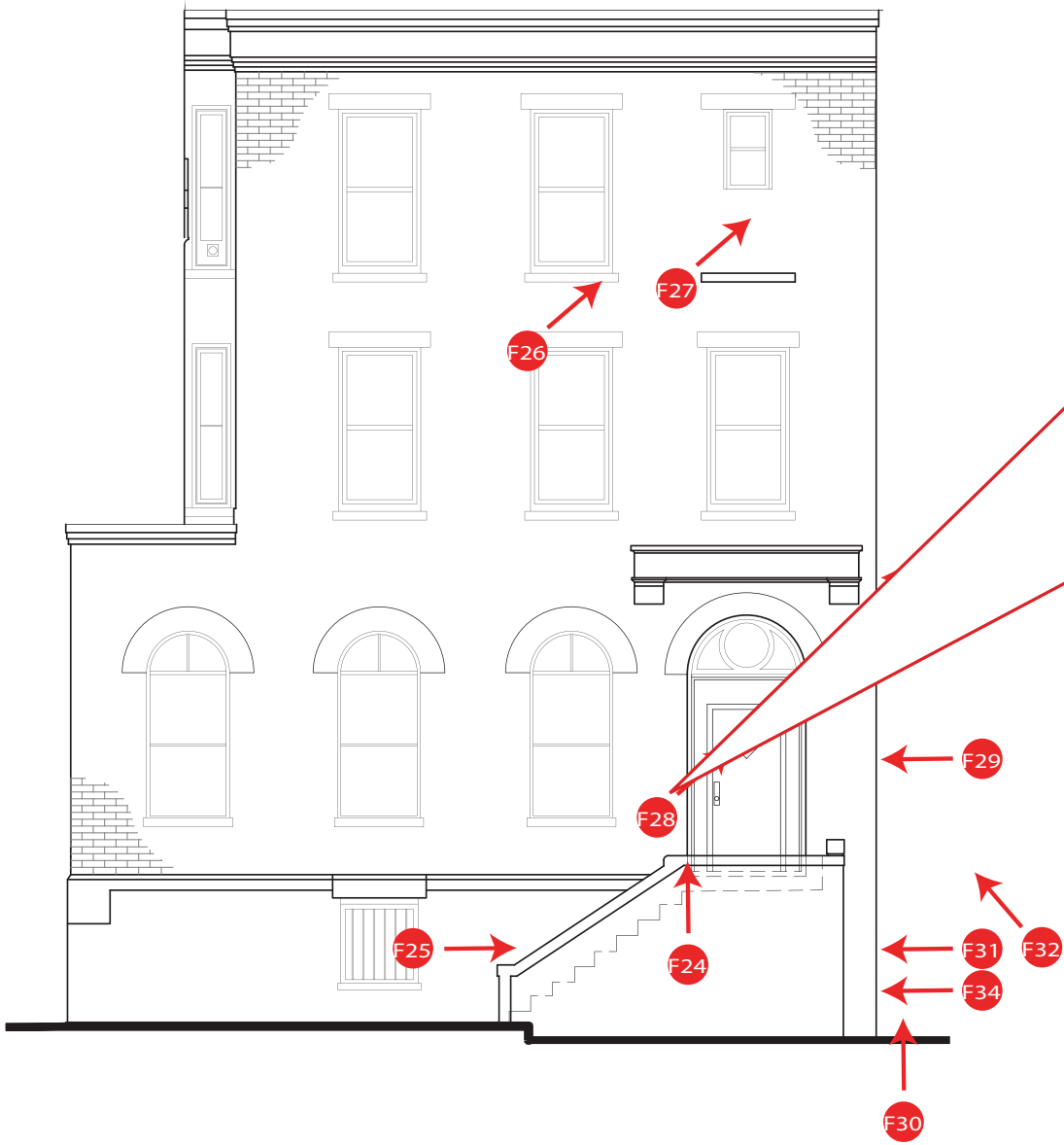
RECTORY

- DETAILS:
- F24 Patch Brownstone to Match Original
  - F26 Patch Brownstone to Match Original



RECTORY

- DETAILS:
- F28 Replace Metal Door with Historically Appropriate Wood Door



F28

